



## Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

October 14, 2025

7:00pm

**Note:**

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

Board/Council Members: Kimberly Swartzlander-Chair  
John Williams-Vice-Chair  
Susan Philipp  
Trenton Sheesley  
Rencee 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 September 30, 2025 (For possible action)
- IV. Approval of the Agenda for October 14, 2025 and Hold, Combine, or Delete any Items.  
(For possible action)
- V. Informational Items (for discussion only)
- VI. Planning and Zoning
  1. **UC-25-0629-815 TWAIN, LLC:**  
**USE PERMIT** for a banquet facility in conjunction with an existing shopping center on 3.33 acres in a CG (Commercial General) Zone within the Maryland Parkway and Airport Environs (AE-60) Overlays. Generally located east of University Center Drive and south of Twain Avenue within Paradise. TS/jam/cv (For possible action) **PC 10/21/25**
  2. **DR-25-0656-COUNTY OF CLARK(AVIATION) ETAL & MCCARRAN MARKETPLACE S P E L L C LEASE:**  
**DESIGN REVIEW** for a proposed restaurant with drive-thru in conjunction with an existing shopping center on a 1.12 acre portion of a 62.86 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-75) Overlay. Generally located north of Patrick Lane and west of Eastern Avenue within Paradise. JG/rg/kh (For possible action) **PC 11/4/25**
  3. **UC-25-0671-LAS VEGAS VALLEY WATER DISTRICT:**  
**USE PERMIT** for public utility structures (pumping station, operations building, and surge system) with all ancillary uses and accessory structures.  
**DESIGN REVIEW** for proposed public utility structures (pumping station, operations building, and surge system) with all ancillary uses and accessory structures in conjunction with an existing water reservoir and pumping stations on 18.31 acres in a PF (Public Facility) Zone. Generally located west of Dean Martin Drive and south of Tropicana Avenue within Paradise. MN/md/kh (For possible action) **PC 11/4/25**
  4. **VS-25-0655-SC FLAIMNGO HOLDINGS, LLC:**  
**VACATE AND ABANDON** a portion of right-of-way being Flamingo Road between Boulder Highway and Nellis Boulevard within Paradise (description on file). JG/tp/kh (For possible action) **PC 11/4/25**



5. **ET-25-400092 (UC-20-0493)-5051 SLV, LLC:**  
**USE PERMITS THIRD EXTENSION OF TIME** for the following: 1) expand the Gaming Enterprise District; 2) a resort hotel; 3) public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, conventions, back of house and parking structures; 4) associated accessory and incidental commercial uses, buildings, and structures; and 5) deviations from development standards.  
**DEVIATIONS** for the following: 1) increase the height of high-rise towers; 2) encroachment into airspace; 3) reduce setbacks; 4) alternative landscaping; and 5) all other deviations as shown per plans on file.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) for non-standard improvements (landscaping) within the right-of-way; and 2) alternative driveway geometrics.  
**DESIGN REVIEWS** for the following: 1) a resort hotel with all associated and accessory uses, structures and incidental buildings and structures; and 2) finished grade on 4.68 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-65) Overlay. Generally located on the east side of Las Vegas Boulevard South, 500 feet south of Russell Road (alignment) within Paradise. JG/al/kh (For possible action)  
**BCC 11/5/25**
6. **SDR-25-0657-KOVAL LANE HOSPITALITY, LLC:**  
**SIGN DESIGN REVIEWS** for the following: 1) increase the area of electronic message units, video; 2) increase the number of electronic message units; and 3) increase the height of a directional sign on in conjunction with an existing casino and hotel (Ellis Island) on 5.29 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located east of Koval Lane and north of Rochelle Avenue within Paradise. JG/md/kh (For possible action)  
**BCC 11/5/25**
7. **UC-25-0659-TERZIAN LIVING TRUST & TERZIAN ROUPEN & MERYEM TRS:**  
**USE PERMIT** for a mini-warehouse.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) Maryland Parkway Overlay standards; and 2) attached sidewalk.  
**DESIGN REVIEW** for a proposed mini-warehouse facility on a 0.55 acre portion of 3.98 acres in a CG (Commercial General) Zone within the Maryland Parkway Overlay. Generally located east of Maryland Parkway and south of Reno Avenue within Paradise. JG/md/kh (For possible action)  
**BCC 11/5/25**
8. **UC-25-0665-WARM SPRINGS CAPITAL MANAGEMENT, LLC:**  
**USE PERMIT** to allow gas station.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce buffering and screening; 2) attached sidewalk; and 3) reduce throat depth.  
**DESIGN REVIEW** for a retail store and gas station on 0.95 acres in a CG (Commercial General) Zone. Generally located north of Warm Springs Road and west of Eastern Avenue within Paradise. MN/bb/kh (For possible action)  
**BCC 11/5/25**
9. **ZC-25-0646-NITE OWL, LLC:**  
**ZONE CHANGE** to reclassify 0.66 acres from an RS3.3 (Residential Single-Family 3.3) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-65) Overlay. Generally located south of Naples Drive and west of Paradise Road within Paradise (description on file). JG/gc (For possible action)  
**BCC 11/5/25**

VII. General Business (For possible action)

**Appoint a Representative and an Alternate to the Community Development Advisory Committee (CDAC) for the 2025-2026 year**

VIII. 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.

IX. Next Meeting Date: October 28, 2025.

X. Adjournment.

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:  
Paradise Community Center- 4775 McLeod Dr.  
<https://notice.nv.gov>

BOARD OF COUNTY COMMISSIONERS  
TICK SEGERBLOM, Chair – WILLIAM MCCURDY II, Vice-Chair  
JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – ROSS MILLER – MICHAEL NAFT  
KEVIN SCHILLER, County Manager



## Paradise Town Advisory Board

September 30, 2025

### MINUTES

---

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

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

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

---

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

Matt Young; Planning, Blanca Vazquez; Community Liaison

Meeting was called to order by Member Susan Phillip, at 7:00 p.m.

II.    Public Comment:  
      **None**

III.    Approval of July 8, 2025 Minutes

**Moved by: Trenton Sheesley**  
**Action: Approve as submitted**  
**Vote: 4-0 Unanimous**

IV.    Approval of Agenda for July 29, 2025

**Moved by: Kimberly Swartzlander**  
**Action: Approved**  
**Vote: 4-0 Unanimous**

V.    Informational Items (For Discussion only)

**Mickey Sprott gave a presentation from Clark County Parks and Recreation on the Sunset Signature Sculpture at the corner located at the corner of Eastern and**

Sunset and invited the public to participate in a presentation featuring three artists who will showcase their designs for a new sculpture. The Presentation is scheduled for Monday, October 20, 2025 at Sunset Park.

VI. Planning & Zoning

1. **WC-25-400106 (UC-24-0441)-GIPSY LLC:**

**WAIVER OF CONDITIONS** of a use permit limiting the approval to October 19, 2024 only, with 1 week for set-up and 1 week for take-down in conjunction with existing taverns and nightclubs on 2.22 acres in a CG (Commercial General) Zone and an RS3.3 (Residential Single-Family 3.3) Zone within the Airport Environs (AE-65) Overlay. Generally located west of Paradise Road and north and south of Naples Drive within Paradise. JG/nai/cv (For possible action) **PC 10/7/25**

**MOVED BY – Kimberly Swartzlander**  
**APPROVED**  
**VOTE: 4-0 Unanimous**

2. **DR-25-0630-KHW 625, LLC & MARRIOTT CORP LEASE:**

**DESIGN REVIEW** for a proposed parking garage on 3.83 acres in a PF (Public Facility) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located south of Kitty Hawk Way and west of Paradise Road within Paradise. JG/jud/kh (For possible action) **BCC 10/8/25**

**HELD per applicant's request**

3. **UC-25-0625-TIBERTI R & I, LLC:**

**USE PERMITS** for the following: 1) avocational/vocational training facility; and 2) recreational and entertainment facility in conjunction with an existing office/warehouse complex on 3.89 acres an IL (Industrial Light) Zone. Generally located east of Decatur Boulevard and north of Hacienda Avenue within Paradise. MN/nai/cv (For possible action) **PC 10/21/25**

**MOVED BY – Trenton Sheesley**  
**APPROVED**  
**VOTE: 4-0 Unanimous**

4. **UC-25-0629-815 TWAIN, LLC:**

**USE PERMIT** for a banquet facility in conjunction with an existing shopping center on 3.33 acres in a CG (Commercial General) Zone within the Maryland Parkway and Airport Environs (AE-60) Overlays. Generally located east of University Center Drive and south of Twain Avenue within Paradise. TS/jam/cv (For possible action) **PC 10/21/25**

**MOVED BY - Susan Philipp**

**HELD to October 14, 2025 – Applicant no show**

**VOTE: 4-0 Unanimous**

5. **UC-25-0634-TEAM TORRES, LLC:**

**USE PERMIT** for a banquet facility in conjunction with an existing office/warehouse complex on 2.2 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay. Generally located east of Topaz Street and south of Dustin Avenue within Paradise. JG/jam/smp (For possible action) **PC 10/21/25**

**MOVED BY - Susan Philipp**

**APPROVED**

**VOTE: 4-0 Unanimous**

6. **UC-25-0618-3400 WESTERN AVENUE, LLC:**

**USE PERMIT** for a cannabis establishment (consumption lounge).

**WAIVER OF DEVELOPMENT STANDARDS** to reduce the separation of a cannabis consumption lounge to a non-restricted gaming property in conjunction with an existing retail cannabis establishment on 6.26 acres in an IL (Industrial Light) Zone. Generally located south of Desert Inn Road and east of Western Avenue within Paradise. TS/hw/cv (For possible action) **BCC 10/22/25**

**MOVED BY – Kimberly Swartzlander**

**APPROVED**

**VOTE: 4-0 Unanimous**

7. **ET-25-400099 (UC-22-0478)-ILUMINA FLAMINGO LP:**  
**USE PERMITS SECOND EXTENSION OF TIME** for the following: 1) multi-family residential development; 2) restaurant; and 3) on-premises consumption of alcohol.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase building height; 2) reduce parking; and 3) allow modified driveway design standards.  
**DESIGN REVIEWS** for the following: 1) proposed multi-family residential development with a ground level restaurant; and 2) alternative parking lot landscaping on 8.0 acres in an CR (Commercial Resort) (AE-60) Zone. Generally located on the south side of Flamingo Road, 260 feet west of Paradise Road within Paradise. JG/rk/cv (For possible action)  
**PC 10/21/25**

**MOVED BY - Susan Philipp**

**APPROVED**

**VOTE: 4-0 Unanimous**

- VI. General Business (for possible action)
1. Take input and finalize requests for the next fiscal year budget  
The following items were requested for the 26/27 FY Budget year
    - New printer for TAB secretary – Brother MFC- 16810DW Enterprise All-In-One Laser Printer, copy, print, scan - \$859.99 – Staples
    - Repair signage throughout Paradise that has melted
    - Add additional paint colors to Graffiti Abatement's stock so that there is a better color match when they cover graffiti
    - Create public relations campaign for sign companies who sale illegal products i.e. feather flags
    - Create public relations campaign to educate homeowners on various building codes, i.e. water heater installation, car ports, fencing, etc..
- VII. Public Comment  
**None**
- VIII. Next Meeting Date  
**The next regular meeting will be October 14, 2025**
- IX. Adjournment  
**The meeting was adjourned at 7:55 p.m.**



10/21/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-25-0629-815 TWAIN, LLC:**

**USE PERMIT** for a banquet facility in conjunction with an existing shopping center on 3.33 acres in a CG (Commercial General) Zone within the Maryland Parkway and Airport Environs (AE-60) Overlays.

Generally located east of University Center Drive and south of Twain Avenue within Paradise. TS/jam/cv (For possible action)

---

RELATED INFORMATION:

**APN:**

162-15-715-002; 162-15-715-003

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 855 E. Twain Avenue
- Site Acreage: 3.33
- Project Type: Banquet facility
- Square Feet: 2,664 (proposed tenant space)/34,903 (total shopping center)
- Parking Required/Provided: 100/194

Site Plans

The plans depict an existing commercial retail shopping center consisting of 34,903 square feet. The banquet facility is proposed in the southeast corner of the complex in Suites 109 and 110 for a total square footage of 2,664 square feet. The proposed banquet facility is 48 feet from an existing residential development to the south. Access to the site is from University Center Drive and Twain Avenue.

Landscaping

There is no new landscaping proposed or required with this request.

Elevations

No changes to the elevations are proposed or required with this request.

### Floor Plans

The plans depict a floor plan for combined Suites 109 and 110 with a total square footage of 2,664 square feet. The plan shows an open floor plan layout for flexible seating and dining configurations.

### Applicant's Justification

The applicant states that the proposed banquet facility is designed to serve as a flexible and responsible venue for small to mid-scale community and private events that foster social engagement while ensuring minimal impact on the surrounding neighborhood. The banquet facility will primarily accommodate family gatherings, community meetings, private events, reunions, and customer overflow from the applicant's existing restaurant in the shopping center. The facility will implement sound-dampening features and enforce policies to ensure noise levels are acceptable. The proposed hours of operation are Monday through Thursday from 11:00 a.m. to 12:00 a.m., Friday and Saturday from 11:00 a.m. to 2:00 a.m., and Sunday from 11:00 a.m. to 12:00 a.m.

### Prior Land Use Requests

| Application Number | Request                                             | Action         | Date          |
|--------------------|-----------------------------------------------------|----------------|---------------|
| UC-20-0300         | Use permit and design review for a tavern expansion | Approved by PC | August 2020   |
| TM-17-500222       | 1 lot commercial subdivision                        | Approved by PC | February 2018 |
| UC-0952-07         | Use permit for massage                              | Denied by BCC  | June 2008     |
| UC-1156-01         | Use permit for check cashing                        | Approved by PC | October 2001  |

### Surrounding Land Use

|       | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use        |
|-------|---------------------------|---------------------------|--------------------------|
| North | Entertainment Mixed-Use   | CG (AE-60 & MPO)          | Shopping center          |
| South | Entertainment Mixed-Use   | RM50 (AE-60 & MPO)        | Multi-family residential |
| East  | Entertainment Mixed-Use   | CR (AE-60 & MPO)          | Multi-family residential |
| West  | Entertainment Mixed-Use   | CR (AE-60)                | Retail                   |

### **STANDARDS FOR APPROVAL:**

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

### Analysis

#### **Comprehensive Planning**

#### Use Permit

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

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

Staff finds that the proposed use will not increase the parking demand as the site is an established shopping center. Per Title 30, a banquet facility in CG zoning shall be accessed from an arterial or collector street. The proposed banquet facility will be accessed from Twain Avenue and University Center Drive, which are both collector streets. However, another requirement is that a banquet facility cannot be located within 200 feet of areas subject to residential adjacency. Although there is a drive aisle between the proposed banquet facility and the multi-family residential development to the south and the nearest residential building is 126 feet from the proposed use, there is only 48 feet of separation between the banquet facility and the shared property line, which is not in compliance with the code requirement. Staff finds that the proposed use may result in undue adverse effects on the neighboring residential property; therefore, recommends denial.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

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

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

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

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

**APPLICANT:** HRUDHAY DOMMARAJU

**CONTACT:** HRUDHAY DOMMARAJU, 855 E. TWAIN AVENUE, SUITE 101-102, LAS VEGAS, NV 89169

DRAFT

11/04/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-25-0656-COUNTY OF CLARK(AVIATION) ETAL & MCCARRAN  
MARKETPLACE SPELL C LEASE:**

**DESIGN REVIEW** for a proposed restaurant with drive-thru in conjunction with an existing shopping center on a 1.12 acre portion of a 62.86 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-75) Overlay.

Generally located north of Patrick Lane and west of Eastern Avenue within Paradise. JG/rg/kh  
(For possible action)

---

RELATED INFORMATION:

**APN:**

162-35-513-005; 162-35-513-006; 162-35-513-009; 162-35-513-013; 162-35-513-017; 162-35-513-032; 162-35-513-034; 162-35-611-001 through 162-35-611-003; 162-35-611-007; 162-35-611-009; 162-35-611-013; 162-35-611-022 through 162-35-611-023

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 1.12 acre site/62.86 acres (existing shopping center)
- Project Type: Restaurant building with drive-thru
- Number of Stories: 1
- Building Height (feet): Up to 22
- Square Feet: 3,631 (proposed restaurant building with drive-thru)
- Parking Required/Provided: 1,171/2,858 (overall shopping center)
- Sustainability Required/Provided: 7/5

Site Plan

The plan depicts a proposed restaurant on the northwest corner of Eastern Avenue and Patrick Lane. The restaurant is planned for a 1.12 acre parcel within the McCarran Marketplace Shopping Center. The plan indicates building setbacks of 53 feet to the south property line along Patrick Lane and 41 feet to the east property line along Eastern Avenue.

The site layout includes dual drive-thru lanes, designed to accommodate high-volume service. According to the submitted queuing analysis, the configuration can hold up to 32 vehicles within the drive-thru lanes, reducing the potential for spillover into internal circulation routes or adjacent rights-of-way. Additional site features include standard and accessible parking stalls,

and pedestrian walkways that support safe and efficient movement throughout the site. The proposed trash enclosure will be located to the west of the proposed restaurant.

#### Landscaping

The landscape plan includes a mix of new drought-tolerant plantings and existing vegetation surrounding the proposed restaurant and drive-thru area. Several existing trees will be preserved along the east and south property lines. The landscape plan also shows that the applicant will plant new trees along the south property line to replace any trees that are no longer viable to maintain. The parking area north of the restaurant will be restriped to the same configuration, and the landscape islands will be re-installed in the same location. Trees north of the restaurant will be preserved.

#### Elevations

The building features a contemporary design with brick veneer, stucco, and wood composite accents. Neutral tones and modular materials add visual interest and align with the surrounding center. Integrated canopies, parapet walls, and storefront glazing enhance functionality and help screen rooftop equipment. The overall height of the proposed restaurant building is 22 feet.

#### Floor Plans

The floor plan includes a central dining area with adjacent entry and waiting space, a kitchen organized into food prep, cooking, and dishwashing zones, and walk-in cooler and freezer units. Additional rooms include restrooms for staff and patrons, dry storage area, small office, and service station to support front-of-house operations. The layout reflects a functional separation between public and operational areas and supports efficient circulation throughout the restaurant. The overall area of the proposed restaurant building is 3,631 square feet.

#### Applicant's Justification

The applicant proposes a new restaurant which includes a dual-lane drive-thru and associated site improvements. The proposed building will contain 40 indoor seats and 170 outdoor seatings. The proposed hours of operation for the new restaurant are from 5:30 a.m. to 11:00 p.m. Monday through Saturday and closed on Sundays. During operating hours, the applicant expects there to be on average 25+/- employees per shift serving their customers.

#### **Prior Land Use Requests**

| <b>Application Number</b> | <b>Request</b>                                                          | <b>Action</b>   | <b>Date</b>   |
|---------------------------|-------------------------------------------------------------------------|-----------------|---------------|
| UC-24-0564                | Allowed restaurant with drive-thru and outdoor dining area in CP zoning | Approved by PC  | December 2024 |
| VS-1545-06                | Vacated and abandoned a flood control drainage easement                 | Approved by BCC | December 2006 |



**Prior Land Use Requests**

| Application Number         | Request                                                                                | Action          | Date           |
|----------------------------|----------------------------------------------------------------------------------------|-----------------|----------------|
| ZC-0487-03<br>(ET-0132-06) | First extension of time to reclassify the site to C-2 and M-D zoning                   | Approved by BCC | June 2006      |
| ZC-1632-04<br>(WC-0120-06) | Waiver of conditions of a zone change requiring various off-site improvements          | Approved by BCC | June 2006      |
| DR-1097-06                 | 2 multi-tenant retail buildings                                                        | Approved by BCC | September 2006 |
| DR-1988-05                 | Medium box retail shopping center                                                      | Approved by BCC | February 2005  |
| DR-1987-05                 | Inline retail shopping center                                                          | Approved by BCC | February 2005  |
| DR-1986-05                 | Inline retail shopping center                                                          | Approved by BCC | February 2005  |
| DR-1985-05                 | For an anchor store within a retail shopping center (Lowes's)                          | Approved by BCC | February 2005  |
| DR-1635-04                 | For an anchor store within a retail shopping center (Wal-Mart)                         | Approved by BCC | October 2004   |
| ZC-1632-04                 | Reclassified 80 acres from M-D to C-2 zoning for a future commercial shopping center   | Approved by BCC | October 2004   |
| ZC-0487-03                 | Reclassified 141 acres to C-2 and M-1 zoning for future commercial and industrial uses | Approved by BCC | May 2003       |

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

**Surrounding Land Use**

|       | Planned Land Use Category | Zoning District (Overlay)             | Existing Land Use                    |
|-------|---------------------------|---------------------------------------|--------------------------------------|
| North | Business Employment       | CG, CP & RS5.2 (AE-60, AE-65 & AE-70) | McCarran Marketplace shopping center |
| South | Public Use                | PF (AE-75 & AE-RPZ)                   | Harry Reid Airport                   |
| East  | Business Employment       | IP (AE-70 & AE-75)                    | McCarran Marketplace shopping center |
| West  | Business Employment       | CG (AE-75)                            | McCarran Marketplace shopping center |

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations,



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

The proposed restaurant is designed to handle traffic with 2 drive-thru lanes that can accommodate up to 32 cars, helping keep nearby streets and drive aisles clear. The site includes the required on-site parking, bike racks, and walkways to make it safe for customers to maneuver throughout the site. Landscaping with drought-tolerant plants and preserved trees adds greenery and helps mitigate the heat island effect. The building design incorporates modern materials that match the shopping center, with features like canopies and glass storefronts that support both the building aesthetic and building function. Based on these findings, staff recommends approval of the design review.

#### **Department of Aviation**

The property lies within the AE- 75 (75 - 80 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:**

##### **Comprehensive Planning**

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

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

- Drainage study and compliance;
- Traffic study and compliance.

**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**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0166-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:****APPROVALS:****PROTESTS:****APPLICANT:** BRANDI LOPER, P.O. BOX 270571, SAN DIEGO, CA 92198**CONTACT:** DAVID OPENSHAW, P.O. BOX 270571, SAN DIEGO, CA 92198



## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-35-611-023

PROPERTY ADDRESS/ CROSS STREETS: Eastern Ave & Patrick Ln

### DETAILED SUMMARY PROJECT DESCRIPTION

New restaurant waiver and design review for Chick-fil-A restaurant.

### PROPERTY OWNER INFORMATION

NAME: County of Clark Department of Aviation

ADDRESS: P.O. Box 11005

CITY: Las Vegas

STATE: NV

ZIP CODE: 89111-1005

TELEPHONE: 702-261-5024

CELL

EMAIL:

### APPLICANT INFORMATION (must match online record)

NAME: Sabrina Wright (Chick-fil-A)

ADDRESS: 105 Progress

CITY: Irvine

STATE: CA

ZIP CODE: 91361

REF CONTACT ID #

TELEPHONE: (619) 840-6713

CELL

(619) 840-6713

EMAIL:

### CORRESPONDENT INFORMATION (must match online record)

NAME: Garrett Cain

ADDRESS: P.O. Box 270571

CITY: San Diego

STATE: CA

ZIP CODE: 92198

REF CONTACT ID #

TELEPHONE: (707) 775-8495

CELL

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.

Rosemary A. Vassiliadis

Rosemary A. Vassiliadis, Director of Aviation Sep 8, 2025

Property Owner (Signature)\*

Property Owner (Print)

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



**Proposed Chick-fil-A Drive-Thru Restaurant**  
NWC of Patrick Ln. & Eastern Ave. Las Vegas, NV 89119  
Justification Letter  
August 20, 2025

**Introduction:**

Thank you for considering this proposal for a new Chick-fil-A restaurant located at the Northwest corner of Patrick Ln. & Eastern Ave. This application is being submitted by 4G Development & Consulting on behalf of Chick-fil-A Inc. and pertains to 0.62 acres of commercial property. The property is zoned General Commercial (CG). Chick-fil-A is proposing the construction of a new 3,631 square foot dual lane drive-thru restaurant with two (2) drive-thru canopies.

The proposed building will contain 40 indoor seats and 0 outdoor seats. A total of 10 parking spaces are required by code, and we are proposing 10 total spaces, which includes 2 handicap spaces. The proposed hours of operation for the new restaurant are from 5:30 a.m. to 11 p.m. on Monday thru Saturday and closed on Sunday's. During operating hours, we expect there to be on average 25+ employees per shift serving our guests.

Following Pre-Application Approval, we will be submitting for waivers for the following:

**30.04.04H1.iii(d)**, to separate buildings from pavement for parking aisles or spaces, a minimum 5-foot-wide sidewalk, or a minimum 7-foot-wide buffer consisting of a minimum 5-foot wide sidewalk with a 2-foot wide landscape strip, shall be used, except for the side and rear of nonresidential development when not visible from the right-of-way, around the meal delivery area in the drive-thru lanes.

- A 5' sidewalk cannot be maintained at the drive-thru window. This area has a drive-thru door that is flush against the back of curb for team members to deliver food to patrons. A zero-inch curb is being proposed in this area along with two-foot wide striping to allow access for people to walk for maintenance, delivery, etc.

**30.04.01D**, to allow no large tree to the north and south of the building frontage parking on the finger islands.

- Trees were not added to the north and south in front of the building due to the flagpole location and truck turn around area for the trash enclosure.

**30.04.0108.ICA**, to reduce the required number of landscape finger islands to 1 where 4 finger islands are required. Where a landscaping island shall be provided every 6 parking spaces and at the end of each row of parking spaces.



- The parking stalls that do not meet the requirement of having one landscape finger island every six spaces are in their existing condition. With this site plan layout, the updates made to the parking only affect a portion of the stalls to accommodate existing grades in the area. Overall, the parking layout remains unchanged.

We believe this new Chick-fil-A restaurant will be an asset to Clark County and will be well received by the surrounding community. Thank you for your review.

Sincerely;

*Garrett Cain*

Garrett Cain  
4G Development & Consulting

*Charley Maxey*

Charley Maxey  
4G Development & Consulting

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-25-0671-LAS VEGAS VALLEY WATER DISTRICT:**

**USE PERMIT** for public utility structures (pumping station, operations building, and surge system) with all ancillary uses and accessory structures.

**DESIGN REVIEW** for proposed public utility structures (pumping station, operations building, and surge system) with all ancillary uses and accessory structures in conjunction with an existing water reservoir and pumping stations on 18.31 acres in a PF (Public Facility) Zone.

Generally located west of Dean Martin Drive and south of Tropicana Avenue within Paradise. MN/md/kh (For possible action)

---

**RELATED INFORMATION:**

**APN:**

162-29-101-049

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4995 Dean Martin Drive
- Site Acreage: 18.31
- Project Type: Public utility structures (pumping station, operations building, and surge system)
- Number of Stories: 1 Building Height (feet): 23 (proposed operations building)/15 (existing pressure reducing valve (PRV) building)/9.5 (existing compressed air enclosure)/12 (existing control building) Square Feet: 2,375 (proposed operations building)/867 (existing PRV building)/252 (existing compressed air enclosure)/1,104 (existing control building)
- Parking Required/Provided: 0/0
- Sustainability Required/Provided: 7/1.5

**History & Request**

ZC-0482-N was approved by the Board of County Commissioners in December 2011 to reclassify the project site to a PF (Public Facility) zone for a 40 million gallon potable water reservoir with pumping stations. The applicant is now proposing to construct a 50 million gallon per day open-air pumping station facility with 5 pump trains, a flush-with-grade isolation valve vault and an operations building which houses air compressors and appurtenances for the surge mitigation system. Two, 12 foot diameter by 40 foot long surge tanks will be located near the



proposed pumping station to provide surge relief to the new system. The project site will typically be unoccupied and operated remotely. Southern Nevada Water Authority and Las Vegas Valley Water District personnel will visit the Project intermittently for maintenance operations.

#### Site Plans

The plans depict an existing 40 million gallon water reservoir, consisting of 6.49 acres, located on the western half of the project site. Immediately to the northeast of the water reservoir are existing accessory structures and uses which include the following: 1) existing PRV (pressure reducing valve) building; 2) existing compressed air enclosure; 3) existing control building; 4) existing connection valve vault; 5) existing open-air pumping station; and 6) an open-air PRV station.

Multiple improvements are proposed within the northeast portion of the site which include the following structures and accessory uses: 1) proposed connection valve vault (370 square feet); 2) proposed pump suction isolation valve vault (1,020 square feet); 3) proposed operations building; 4) proposed outdoor pump pad (3,870 square feet); and 5) proposed electrical yard (1,145 square feet). The perimeter of the site is secured by an existing 10 foot high tubular steel fence. Access to the site is granted via an existing driveway along Dean Martin Drive, at the northeast corner of the site. Title 30 does not require parking for the proposed public utility structure improvements.

#### Landscaping

All street landscaping exists and no street landscaping is proposed or required with this request. A 15 foot wide existing landscape strip is located behind an existing, 7 foot wide attached sidewalk. No interior site landscaping is proposed or required with this request.

#### Elevations

The plans depict a proposed operations building measuring 23 feet in height to the top of the pitched roof. The roof consists of pre-finished metal tile, while the exterior of the building consists of EIFS. The heating, ventilation, and air condition equipment area, located to the west of the operations building, will be screened by a masonry wall consisting of EIFS and CMU block. The operations building and screen wall will be painted with neutral, earth tone colors.

#### Floor Plans

The proposed operations building measures 2,375 square feet in area and consists of an electrical and mechanical room.

#### Applicant's Justification

The proposed pumping station will convey water to the Las Vegas Valley Water District Warm Springs Road facility, to support near term demands and increase resiliency in existing systems. These improvements are part of the larger Horizon Lateral Program currently being designed in the Las Vegas Valley. The additional pumps are not expected to contribute to noise levels beyond the current pumping station. The proposed site development will occur exclusively on an existing Public Facility property and no new traffic is expected to travel to the site after project completion.



**Prior Land Use Requests**

| Application Number | Request                                                                                           | Action          | Date          |
|--------------------|---------------------------------------------------------------------------------------------------|-----------------|---------------|
| VS-0094-14         | Vacation of government patent easements - recorded                                                | Approved by PC  | April 2014    |
| VS-0536-11         | Vacation of government patent easements - expired                                                 | Approved by BCC | December 2011 |
| ZC-0482-11         | Reclassified project site to PF zoning for a water reservoir, pumping station, and ancillary uses | Approved by BCC | December 2011 |

**Surrounding Land Use**

|       | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use                        |
|-------|---------------------------|---------------------------|------------------------------------------|
| North | Entertainment Mixed-Use   | IP & CR                   | Motel, hotel, retail, & offices          |
| South | Entertainment Mixed-Use   | IL & CR                   | Motel, industrial, & warehouse buildings |
| East* | Entertainment Mixed-Use   | CR                        | Excalibur Resort Hotel                   |
| West  | Entertainment Mixed-Use   | IL                        | Industrial & warehouse buildings         |

\*Immediately to the east of the project site is I-VS

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning  
Use Permit**

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

**Design Review**

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

**Use Permit & Design Review**

The proposed public utility structure improvements comply with the goals and policies of the Clark County Master Plan which encourages adequate public and quasi-public infrastructure to meet the needs and demands of existing and future residents and businesses. The improvements

further policy 3.3.3 of the Master Plan, which encourage the continuation of an integrated, area-wide water quality management program. The area surrounding the proposed development is industrial and commercial in nature, with warehouse and manufacturing buildings, a hotel, and motel surrounding the site. The infrastructure improvements to the site should not have an impact on the adjacent properties. The addition of the operations building and pumping station comply with policy 3.3.1 of the Master Plan, which encourages the continuous support of the Southern Nevada Water Authority's efforts and plans to meet current and projected water demands, and to encourage water conservation. Therefore, staff recommends approval of these requests.

#### **Staff Recommendation**

Approval.

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

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

##### **Comprehensive Planning**

- 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.

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

- No comment

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** SOUTHERN NEVADA WATER AUTHORITY

**CONTACT:** YVONNE HAND, SNWA, 1001 S. VALLEY VIEW BOULEVARD, LAS VEGAS, NV 89153



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-100998

ASSESSOR PARCEL #(s): 162-29-101-049

PROPERTY ADDRESS/ CROSS STREETS: 4995 Dean Martin Drive, Las Vegas, Nevada, 89118/ Dean Martin Drive

## DETAILED SUMMARY PROJECT DESCRIPTION

A new unoccupied and remotely operated 50 million gallons per day (MGD) open-air pumping station co-located within the existing LVVWD 2168 Zone Reservoir and Pumping Stations site to include an approximately 2,372.5 square foot operations building, two valve vaults, surge mitigation systems, fiber optic Supervisory Control and Data Acquisition (SCADA) communications for the water system, and associated appurtenances. Miscellaneous civil improvements to include an extension of the existing access road to the new proposed building and pumping station pad within the site. The site is zoned Public Facility (PF) and not accessible to the public.

## PROPERTY OWNER INFORMATION

NAME: Las Vegas Valley Water District

ADDRESS: 1001 S. Valley View Blvd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89107

TELEPHONE: 702-822-8587

CELL N/A

## APPLICANT INFORMATION (information must match online application)

NAME: Southern Nevada Water Authority C/O Jonathan Tull, P.E.

ADDRESS: 1001 S. Valley View Blvd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89107

TELEPHONE: (702) 691-5228

CELL N/A

ACCELA REFERENCE CONTACT ID #

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

NAME: Yvonne Hand

ADDRESS: 1001 S. Valley View Blvd.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89107

TELEPHONE: 702-822-8587

CELL N/A

ACCELA REFERENCE CONTACT ID #

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

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

  
Property Owner (Signature)\*

John A. Entsminger  
Property Owner (Print)

09/10/2025  
Date



May 15, 2025

Clark County  
Department of Comprehensive Planning  
500 S. Grand Central Parkway  
Box 551741  
Las Vegas, NV 89155-1741

Subject: SNWA PROJECT NO. 3549S: HORIZON LATERAL – FAYLE PUMPING  
STATION DESIGN REVIEW AND SPECIAL USE PERMIT  
APN: 162-29-101-049

Southern Nevada Water Agency (SNWA) and Las Vegas Valley Water District (LVVWD) are partnered to build two new pumping stations as part of the LVVWD Stage III Reliability Improvements Projects. These pumping stations will be designed and constructed at the existing LVVWD Fayle and Rice facilities to convey water to LVVWD Warm Springs and Spring Mountain/Durango facilities, respectively, to support near term demands and increase resiliency in existing systems. These improvements are part of the larger Horizon Lateral Program currently being designed in the Las Vegas Valley.

This justification letter specifically presents the design information for the Fayle Pumping Station Project (Project). The Project includes a 50 million gallons per day (MGD) open-air pumping station co-located at the existing 18.31-acre 2168 Zone Reservoir and Pumping Stations site (4995 Dean Martin Drive), an approximately 2,372.5 square foot operations building, two valve vaults, surge mitigation systems, fiber optic Supervisory Control and Data Acquisition (SCADA) communications for the water system, and associated appurtenances. Miscellaneous civil improvements include an extension of the existing access road to the new building and pumping station pad within the site [DWG C1, DWG C2]. The existing site access driveways will not be modified for this project and any existing pavement, curb and gutter that is removed for pipe installation in Dean Martin Drive will be restored. Within the facility boundaries, no landscaping will be removed or replaced. Outside of the perimeter landscaping modifications are not required for this project and will be replaced in kind to accommodate pipeline installation. Modifications to the existing landscaping are not required for this project [DWG C5].

The Project will typically be unoccupied and operated remotely. SNWA/LVVWD personnel will visit the Project intermittently for maintenance operations. The new pumping station is located at the existing Fayle Pumping Station and Reservoir site so no new perimeter fencing is required.

Buried suction and discharge piping and associated valves will control flow into and out of the pumping station [DWG C5]. The new proposed operations building will feature an electrical room and mechanical room with exterior ground-mounted HVAC units [DWG A1-A5]. The proposed Project will support SNWA's/LVVWD's efforts to improve system capacity, reliability, and redundancy of SNWA's/LVVWD's water conveyance system. Design of the facility is expected to reach completion in early 2027. Construction is expected to begin in early 2027.

The property is zoned as a Public Facility (PF) by Clark County. BV, on behalf of the Authority, respectfully requests the following land use entitlements and reviews:

### **Special Use Permit**

Special Use Permit to allow a Public Utility Structure per Title 30.03.08.6 (iii) including:

- **Pumping Station Area:** Approximately 5,143 sq ft open-air pumping station facility with 5 pump trains and a flush-with-grade isolation valve vault.
- **Operations Building:** Approximately 2,372.5 sq ft, 23.5 foot tall, CMU building with two external ground-mounted HVAC units screened by a 10-foot CMU color-matching wall. The Operations building will contain an approximately 1,520 sq ft electrical room and an approximately 583 sq ft mechanical room which houses air compressors and appurtenances for the surge mitigation system.
- **Surge System:** Two 12-foot diameter by 40-foot long surge tanks will be located near the new pumping station to provide surge relief to the new system.

Justification: A Special Use Permit, as described in §30.06.05D is required.

### **Design Review**

#### *Title 30.04.01 Landscaping*

- **Justification for Deviation:** Considering the existing industrial location, lack of public access, and remote operation of the facility, the Authority requests to waive this requirement. Any existing landscaping features will be maintained within the project boundary.

#### *Title 30.04.02 Buffering and Screening*

- **Justification for Deviation:** The proposed project is located as an existing Public Facility-zoned property with existing fencing and offsets from property lines. The



proposed project will replace any fencing in-kind to match existing. The neighboring properties are zoned industrial. The proposed Operations Building is approximately 175 feet from the nearest public sidewalk.

*Title 30.04.03: Fences and Walls*

- Justification for Deviation: Existing fences and walls meet the set back requirements. No new fencing or walls are proposed.

*Title 30.04.04 Parking*

- Not Applicable: Per §30.04.04.B, "modifications to existing development legally established do not need to comply with the standards in this Chapter when there is no increase in the required parking minimums or modifications to parking area." No parking is required per the Code for Utilities; however, there is sufficient room for maintenance and equipment vehicles as needed to properly operate and maintain the facility.

*Title 30.04.05 Site and Building Design*

- Title 30.04.05.D.2 Pedestrian Connectivity
  - Justification for Deviation: No modifications to the exterior of the project site are planned. No pedestrian sidewalks are part of this project and there is no public access to the facility.
- Title 30.04.05.D.5 Trash Areas and Enclosures
  - Justification for Deviation: Considering the limited accessibility to the facility, the Authority requests to waive this requirement. No refuse is expected to be generated at this site.
- Title 30.04.05.G.2 Building Massing and Articulation: This Code provides requirements for each 50 linear feet of building elevations.
  - Justification: The facility is bordered by industrial properties and Dean Martin Drive on one side. The proposed Operations Building is approximately 175 feet from the nearest public sidewalk.
- Title 30.04.05.G.3 Building Entrances: The Code requires a covered customer entrance and architectural elements.
  - Justification for Deviation: The facility will be remotely operated, not accessible to the public, and will not feature designated parking.



- Title 30.04.05.J Sustainability: Per the Code, this project will classify under a non-residential development and must achieve at least seven (7) sustainability points per 30.04.05 part J.
  - Justification for Deviation: The Authority requests a Design Review for alternative compliance with the sustainability requirements of the Code considering the unmanned and industrial nature of the areas and the purpose and type of public facility proposed to be built with this project.
  - Justification for Deviation: No trees currently exist on site. The site is remotely operated within occasional visits by operational staff. No landscaping is planned for this project to increase the number of trees at the facility.
  - Justification for Deviation: The Project will maximize beneficial shade structures and building features. The following features may be implemented:
    - Roofing materials with solar reflectance index (SRI) equal to or greater than 78 for <2:12 roofs, and 29 for >2:12 roofs (1 point per title 30).
    - Low emissivity glass (1/2 point per title 30).
  - Justification for Deviation: Siting of the Operations Building is limited to the current proposed location due to the site constraints of the existing property.

#### *Title 30.05.06 Residential Agency*

- Not Applicable: No bordering properties are zoned Residential.

#### *Title 30.04.07 Operational Standards*

- Justification for Deviation: The additional pumps are not expected to contribute to noise levels beyond the current pumping station.

#### *Title 30.04.08 Public Works Development Standards*

- Title 30.04.08.2 Traffic Impact Analysis Justification for Deviation: The proposed site development will occur exclusively on an existing Public Facility property and no new traffic is expected to travel to the site after project completion.

Aside the above-mentioned deviations, the project intends to adhere to the Title 30 requirements.

If you have any questions or need additional information, please contact Yvonne Hand, Permit Coordinator, at (702) 822-8587 or email [yvonne.hand@snwa.com](mailto:yvonne.hand@snwa.com).

Sincerely,

Black & Veatch

A handwritten signature in black ink, appearing to read "Brad Sours". The signature is written in a cursive, flowing style.

Brad Sours  
Engineering Manager

cc: Jonathan Tull  
John Cole  
Yvonne Hand  
Jeff McMullen  
Josh Frank  
Courtney Thomas

11/04/25 PC AGENDA SHEET

**PUBLIC HEARING**

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

**VS-25-0655-SC FLAIMNGO HOLDINGS, LLC:**

**VACATE AND ABANDON** a portion of right-of-way being Flamingo Road between Boulder Highway and Nellis Boulevard within Paradise (description on file). JG/rp/kh (For possible action)

**RELATED INFORMATION:**

**APN:**

161-17-812-002

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of a portion of right-of-way being Flamingo Road. The vacation is necessary to accommodate detached sidewalks along Flamingo Road.

**Prior Land Use Requests**

| Application Number | Request                                                                                                                                                 | Action          | Date        |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------|
| WS-25-0342         | Waivers to allow an existing attached sidewalk and reduced driveway throat depth for a proposed convenience store and gas station                       | Approved BCC    | June 2025   |
| ZC-0294-10         | Reclassified 2.1 acres from H-2 to C-2 zoning, waiver of development standards to waive and reduce landscaping, and design review for existing pharmacy | Approved by BCC | August 2008 |

**Surrounding Land Use**

|              | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use             |
|--------------|---------------------------|---------------------------|-------------------------------|
| North & East | Entertainment Mixed-Use   | CR                        | Hotel                         |
| South        | Corridor Mixed-Use        | H-2                       | Retail store                  |
| West         | Corridor Mixed-Use        | H-2 & CG                  | Shopping center & undeveloped |

**STANDARDS FOR APPROVAL:**

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

### **Analysis**

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

Staff has no objection to the vacation of 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**

- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Monsoon Channel 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;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

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

- No comment.

#### **Fire Prevention Bureau**

- No comment.

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

- No objection.

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

**APPLICANT:** MURPHY OIL USA, INC.

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

DRAFT

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

KAEMPFER

CROWELL

JENNIFER LAZOVICH  
[jlazovich@kcnvlaw.com](mailto:jlazovich@kcnvlaw.com)  
D: 702.792.7050

July 16, 2025

**VIA ONLINE SUBMITTAL**

Clark County  
Department of Public Works  
500 S. Grand Central Parkway, 1<sup>st</sup> Floor  
Las Vegas, Nevada 89106

***Re: Justification Letter for Vacation of Right of Way – APN-161-17-812-002***

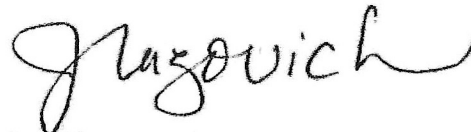
To Whom It May Concern:

Please be advised our office represents the Applicant in the above-referenced matter. The applicant is requesting to vacate 5 feet of right of way to allow for detached sidewalks.

Thank you in advance for your kind consideration. If you have any questions or need anything further, please do not hesitate to contact Ann Pierce or me.

Sincerely,

KAEMPFER CROWELL



Jennifer Lazovich

JL/amp



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-25-400092 (UC-20-0493)-5051 SLV, LLC:**

**USE PERMITS THIRD EXTENSION OF TIME** for the following: 1) expand the Gaming Enterprise District; 2) a resort hotel; 3) public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, conventions, back of house and parking structures; 4) associated accessory and incidental commercial uses, buildings, and structures; and 5) deviations from development standards.

**DEVIATIONS** for the following: 1) increase the height of high-rise towers; 2) encroachment into airspace; 3) reduce setbacks; 4) alternative landscaping; and 5) all other deviations as shown per plans on file.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) for non-standard improvements (landscaping) within the right-of-way; and 2) alternative driveway geometrics.

**DESIGN REVIEWS** for the following: 1) a resort hotel with all associated and accessory uses, structures and incidental buildings and structures; and 2) finished grade on 4.68 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-65) Overlay.

Generally located on the east side of Las Vegas Boulevard South, 500 feet south of Russell Road (alignment) within Paradise. JG/al/kh (For possible action)

---

RELATED INFORMATION:

**APN:**

162-33-101-019

**DEVIATIONS:**

1. Increase building height for a resort hotel to 237 feet where 100 feet is the standard per Table 30.40-7 (a 137% increase).
2. Permit encroachment into airspace.
3. Reduce the setback for an arterial street (Las Vegas Boulevard South) to 41 feet where a minimum of 78 feet is required per Figure 30.56-4 (a 47.4% reduction).
4. Permit alternative landscaping along Las Vegas Boulevard South where landscaping per Figure 30.64-17 is required.
5. Permit all other deviations as shown per plans on file.

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Permit non-standard improvements (landscaping) within the right-of-way of Las Vegas Boulevard South where not permitted per Section 30.52.050.
2. Reduce driveway throat depth to a minimum of 37 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 75.3% reduction).

### DESIGN REVIEWS:

1. A resort hotel with all associated and accessory uses, structures and incidental buildings and structures.
2. Increased finished grade by 108 inches (9 feet) where a maximum increase of 18 inches (1.5 feet) is permitted per Section 30.32.040 (a 500% increase).

### LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

### BACKGROUND:

#### Project Description

##### General Summary

- Site Address: 5051 Las Vegas Boulevard South
- Site Acreage: 4.68
- Project Type: Resort hotel
- Number of Stories: 20
- Building Height (feet): 237
- Parking Required/Provided: 749/750

#### Gaming Enterprise District Expansion

This site is located along the east side of and within 1,500 feet of the centerline of Las Vegas Boulevard South, which places the site within the Las Vegas Boulevard Gaming Corridor. However, the site is not currently within the Gaming Enterprise District (GED) for Las Vegas Boulevard South. Per Section 30.48.250, any property which is located within the Las Vegas Boulevard Gaming Corridor and was zoned H-1 as of July 16, 1997 is within the GED. In July 1997 this site was owned by Clark County (Department of Aviation) and was zoned P-F. The site was not reclassified to an H-1 zone until December 2000 by ZC-1732-00, which is why the use permit to expand the GED is required to allow a resort hotel at this location.

#### Site Plan

The approved site plan (UC-20-0493) depicts a resort hotel with access from Las Vegas Boulevard South. The building is located in the northern and eastern portion of the parcel. There are 2 driveways depicted on the plan that are located on the southwest and northwest corners of the property. A minimum 18-foot wide access drive is located along the south, east, and north sides of the site. The plan indicates the narrowest portion of this access drive is located along the southern boundary of the site and will be a one-way drive traveling from west to east. Parking will be provided by a parking garage that is incorporated into the design of the building and will occupy the eastern portion of the facility. Along the west side of the building, between the building and an existing attached sidewalk along Las Vegas Boulevard South is a pedestrian plaza. The pedestrian plaza will connect to the existing attached sidewalk, providing a pedestrian connection between the resort hotel and the existing public sidewalk. The plans indicate that additional right-of-way will be taken for Las Vegas Boulevard South and that portions of the pedestrian plaza with landscape areas will be located within areas of the site that will be dedicated for right-of-way. The entrance to the hotel is located in the southwestern portion of the building facing Las Vegas Boulevard South.

In 2023, revised plans (UC-23-0128) were approved. There were no changes to the previously approved parking garage that is incorporated into the design of the building. Along the west side of the building, between the building and an existing attached sidewalk along Las Vegas Boulevard South, is a pedestrian plaza. The pedestrian plaza provides a pedestrian connection between the resort hotel and the existing public sidewalk. The approved changes to the pedestrian plaza included a sports court with a removable artificial turf covering and landscaping located within the right-of-way of Las Vegas Boulevard South. There were no changes to the entrance of the hotel, which is located in the southwestern portion of the building facing Las Vegas Boulevard South. An elevator to the day club/pool was approved on the west face of the southern portion of the building, providing direct access to the day club.

#### Landscaping

The approved plans (UC-20-0493) indicate that approximately 45 feet of the western portion of the site will be dedicated as additional right-of-way for Las Vegas Boulevard South. There is an existing attached sidewalk located along Las Vegas Boulevard South which will remain and be the primary pedestrian route adjacent to the site. The Code requires a landscape area per Figure 30.64-17 on the site. Figure 30.64-17 requires a 15 foot landscape area which includes a 5 foot wide detached sidewalk. The plans indicate that the area within the additional right-of-way dedication will consist of a pedestrian plaza with meandering sidewalks and landscape areas. This pedestrian plaza will extend onto the property and will be between 10 feet to approximately 33 feet in width. The plans depict some additional landscaping at the northern and southern property lines; however, the majority of the proposed landscape areas are within the right-of-way dedication area.

In 2023, revised plans (UC-23-0128) were approved. The plans depict that the area within the Las Vegas Boulevard South right-of-way consists of a pedestrian plaza with meandering sidewalks and landscape areas, previously approved by UC-20-0493. This pedestrian plaza extends onto the property and is between 10 feet to approximately 33 feet in width. The plans show landscape areas within the right-of-way for Las Vegas Boulevard South. An 80 foot by 50 foot sport court covered with artificial turf is proposed to be located within the additional right-of-way area for Las Vegas Boulevard South and will remain open to the adjacent landscaping. The sports court will be constructed with concrete and no permanent fencing. Anticipated special events could include, but are not limited to, ice skating, basketball, roller skating, and various yard games.

#### Elevations

The approved plans show the building will be 20 stories with a maximum height of 237 feet. The highest portion of the building is on the west side of the site. The building is designed to increase in height from the east to the west. The lowest portion of the building is the parking garage on the east side of the facility, which is approximately 51 feet in height and is set back approximately 37 feet from the east property line. At approximately 200 feet from the east property line the building reaches the maximum height of 237 feet. The highest point of the building will be set back approximately 41 feet from the property line of Las Vegas Boulevard South. This portion of the building is required to be set back 78 feet from the right-of-way. The building has flat roofs behind parapet walls, and the exterior of the structure consists of glazed

aluminum curtain wall systems, metal wall panels, and colored plaster. On the eastern portion of the building on level 3 is a pool area with an outdoor patio.

#### Floor Plans

The approved building has an area of 458,962 square feet which consists of 527 guest rooms; 42,500 square feet of public areas (lobbies, retail areas, gaming); 34,800 square feet of food, beverage and entertainment areas; 15,000 square feet for the pool deck; 12,500 square feet of meeting space; 5,500 square feet of administration office and related areas; and 35,000 square of back of house/support areas.

#### Signage

Signage was not a part of the original application. In 2023, signage was approved with UC-23-0128, but that is not a part of this request.

#### Previous Conditions of Approval

Listed below are the approved conditions for ET-24-400110 (UC-20-0493):

##### Comprehensive Planning

- Until August 20, 2025 to commence or the application will expire unless extended with approval of an extension of time;
- As required by NRS 278.0205 and the Development Agreement Ordinance, applicant to submit their first report, due once every twenty-four (24) months, by November 30, 2024;
- Complete construction of perimeter wall on east side of the property within 90 days;
- Enclose the site with a solid 8 foot high wood construction fence made of dimensional lumber and faced with plywood, as required in Exhibit A of the Decommissioning Plan, within 90 days; only after contractor notifies the Clark County Building Department that the project has remobilized, and construction has restarted, can the wooden construction fence be removed;
- 24 hour on-site manned security must be provided immediately and throughout the duration of the construction project.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

##### Public Works - Development Review

- Compliance with previous conditions.

##### Department of Aviation

- The applicant shall be 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 DOA;
- If the applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then it 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; the 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 will be issued until the applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA and is still valid, or a "Property Owner's Shielding Determination Statement" has been issued by the DOA;
- The applicant shall be 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 the 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.

Listed below are the approved conditions for ADET-23-900528 (UC-20-0493):

#### Current Planning

- Until October 06, 2024 to commence.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Listed below are the approved conditions for UC-20-0493:

#### Current Planning

- Prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County;
- Prior to the issuance of building and grading permits, enter into a Performance Agreement with Clark County which includes a Decommissioning Plan specifying the actions to be taken by the Developer or County in the event construction of the project is stopped or abandoned;



- Bond or other form of financial security, acceptable to Clark County, shall be provided with the Performance Agreement as security of the full and complete fulfillment of the decommissioning actions identified in the Decommissioning Plan;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

#### Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Right-of-way dedication for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way;
- Grant easements, if required;
- Applicant to execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Owner acknowledges that the proposed non-standard improvements (buildings, structures, and improvements) are within a portion of the area planned for a 200 foot wide right-of-way per Title 30 and the Clark County Transportation Element;
- Owners or its successors shall remove any non-standard improvements (buildings, structures, and improvements) related to this application at the direction of Public Works;
- Maintain the required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes;
- Coordinate with Public Works - Traffic Management for the Las Vegas Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Las Vegas Boulevard improvement project.
- Applicant is advised that off-site permits may be required, and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

## 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 and comply with all requirements of any and all determinations;
- Applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 PART B of the Clark County Unified Development Code. A Permit from the Director of Aviation or a Variance from the AHABA is dependent on;
- Construction Operations and Security Plan – Develop a Construction Operations and Security Plan covering the entire construction phase of the project, with McCarran Airport, TSA, FBI, Las Vegas Metro, and other federal agencies, this needs to be completed prior to any construction activities, and provide monthly construction activity plans and schedules and provide a full-time contact available 24/7 to coordinate construction activities with airport security and/or airport operations personnel;
- 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 (which was issued on July 15, 2021 and became final on August 24, 2021) and a Permit from the Director of Aviation or a Variance from the AHABA has been issued;
- Determination of No Hazards and a finding of no significant impact on aircraft activity at McCarran Airport for all construction cranes (as recommended by the FAA in Paragraph 4.a in Aeronautical Study Number: 2021-AWP-5396-OE dated 07/15/2021 on page 7);
- A reflectivity (glare) analysis, reviewed by the Department of Aviation, concluding no significant impact on aircraft activity will occur at McCarran Airport, exterior lighting will be dimmable so adjustments can be made if requested by McCarran Airport and/or the airlines;
- 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 (which is January 15, 2023 for the determination issued July 15, 2021) and that separate airspace determinations will be needed for construction cranes or other temporary equipment;
- As documented within the 7460-1 (Aeronautical Study Number: 2021-AWP-5396-OE dated 07/15/2021), paragraph 4.g on page 9, the FAA acknowledged that the concerns regarding noise complaints are valid, therefore:
- Due to adjacency to McCarran Airport, at a minimum, incorporate an exterior to interior noise level reduction sufficient to achieve a maximum of 40 decibels;



- Due to adjacency to McCarran Airport, record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Clark County Department of Aviation;
- Due to adjacency to McCarran Airport, the Applicant to work with McCarran Airport on noise disclosure language to be included in the hotel operator's reservation system and webpage.
- Comply with all deed restrictions recorded against the property, including a prohibition of any overnight stay of 30 days or more;
- Applicant is advised that the FAA will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998, and funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed;
- Implement the measures identified in the September 27, 2021, Comprehensive Security and Planning Response report (the ARUP), which will be included in the Development Agreement with Clark County, including but not limited to:
- Comprehensive Security Plan - Develop a comprehensive Security Management Plan with McCarran Airport, TSA, FBI, Las Vegas Metro, and other federal agencies – starting 60 days after receipt of the full entitlement approval by Clark County, update the security management plan annually with all agencies, and record a deed against the property ensuring that any future hotel buyer will be required to abide by the latest approved Security Management Plan;
- As part of the development of the Security Management Plan, work with McCarran Airport and TSA to develop, review and approve the Dream CCTV Technology program as it pertains to Airport Security to include: camera placement, camera type, camera fields of view, procedures for airport access to video footage, and video preservation, storage and retention protocols;
- East Property Line Wall - Build a 9 foot high structural wall along its back east property line adjacent to the airport, along the same back wall include a vehicle crash mitigation rail designed to withstand a truck traveling at high speed;
- Enclosed Parking Garage - Enclose the entire rear parking structure located on the east side of the site, this will require solid exterior facades, fire protection and full garage ventilation, in addition, provide a live video feed at the back of the property for detection of any suspicious activity;
- Security Check Point – Require all incoming commercial vehicles to the property to stop at a security checkpoint;
- Solid Wall at Pool - The 3rd floor pool will have solid walls installed on the east and south sides of the deck, eliminating any physical view of the airport, pool access points to be staffed by security and guests will be checked for items such as lasers and drones;
- New Deed Recording: Record a new deed against the property ensuring that any future owner will be required to abide by the latest approved Comprehensive Security Management Plan;

- Glass Break Detectors - Install glass break detectors to each guest room that integrates into the Dream's access control and alarm monitoring system, which is continuously monitored by the security control room, the security system will report, in real-time, the activation of a glass break detector and which room associated with the activated sensor, in addition, the date, time and room location will be recorded by the security system to provide a history of event for future investigations, if needed;
- No guestroom tower balconies are allowed (this does not include the third level for the outdoor dining terrace);
- No operable windows in the guestroom tower;
- No permits shall be issued until the Comprehensive Security Management Plan is completed and accepted by the Department of Aviation;
- Design review as a public hearing for signage and lighting plan will be required, which may require additional Determinations of No Hazards, Permits from the Director of Aviation or Variances from the AHABA, and/or reflectivity (or glint and glare) analysis.

#### Building Department - Fire Prevention

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

#### 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 #0319-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

#### Applicant's Justification

The applicant states that since the approval of the project numerous building permits have been issued and remain active. They state that substantial work has been done on-site including site grading, basement excavation, concrete pile and foundations, plumbing and electrical, foundation walls, and perimeter walls with an estimated 19% of the construction being completed. The applicant states that due to instability in the financial markets the financing for construction stalled which caused a temporary work stoppage. Work on the site has not resumed and the applicant would like an extension to allow the project to continue towards completion pending financing. The applicant states that negotiations with potential equity partners will be complete in the next two to three months, which will secure the necessary financing to resume construction of the project. Therefore, the applicant is requesting an additional year to commence the project.

#### Prior Land Use Requests

| Application Number           | Request                                                                             | Action          | Date          |
|------------------------------|-------------------------------------------------------------------------------------|-----------------|---------------|
| ET-24-400110<br>(UC-20-0493) | Second extension of time for UC-20-0493, extended the time limit to August 20, 2025 | Approved by BCC | November 2024 |

### Prior Land Use Requests

| Application Number             | Request                                                                                                                                                                                                                                                                                                                                                                                                                         | Action          | Date           |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------------|
| ADET-23-900528<br>(UC-20-0493) | First extension of time for UC-20-0493                                                                                                                                                                                                                                                                                                                                                                                          | Approved by ZA  | October 2023   |
| UC-23-0126                     | Use permit and design review for monorail                                                                                                                                                                                                                                                                                                                                                                                       | Approved by BCC | May 2023       |
| UC-23-0128                     | Access to day club/pool from hotel exterior, waiver to reduce sign setback, non-standard improvements in right-of-way, and design review for previously approved resort hotel, sign package, and site lighting                                                                                                                                                                                                                  | Approved by BCC | May 2023       |
| UC-20-0493                     | Expanded gaming enterprise district, resort hotel, public areas, accessory and incidental uses, buildings, and structures, deviations from standards, deviations for height of towers, encroachment into airspace, reduced setbacks, and alternative landscaping, waivers for non-standard improvements in the right-of-way, and design review for a resort hotel and all associated uses, structures, and incidental buildings | Approved by BCC | October 2021   |
| VS-1262-06<br>(ET-0307-08)     | First extension of time for vacation and abandonment - expired                                                                                                                                                                                                                                                                                                                                                                  | Approved by PC  | December 2008  |
| VS-1262-06                     | Vacated and abandoned a portion of right-of-way - expired                                                                                                                                                                                                                                                                                                                                                                       | Approved by PC  | November 2006  |
| UC-0385-06                     | Resort hotel - expired                                                                                                                                                                                                                                                                                                                                                                                                          | Approved by BCC | October 2006   |
| ZC-0362-05                     | Reclassified from H-1 to H-1 (AE-70) and H-1 (AE-65) zoning                                                                                                                                                                                                                                                                                                                                                                     | Approved by BCC | April 2005     |
| ZC-1732-00                     | Reclassified to H-1 zoning                                                                                                                                                                                                                                                                                                                                                                                                      | Approved by BCC | December 2000  |
| ZC-0852-95<br>(ET-0062-97)     | First extension of time for ZC-0852-95                                                                                                                                                                                                                                                                                                                                                                                          | Approved by BCC | August 1997    |
| ZC-0852-95                     | Reclassified to P-F (AE-65) zoning with use permit for airport related uses and infrastructure and variances for setbacks and wall height                                                                                                                                                                                                                                                                                       | Approved by BCC | September 1995 |

### Surrounding Land Use

|       | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|---------------------------|---------------------------|-------------------|
| North | Entertainment Mixed-Use   | CR (AE-65)                | Commercial        |

### **Surrounding Land Use**

|       | <b>Planned Land Use Category</b> | <b>Zoning District (Overlay)</b> | <b>Existing Land Use</b>                  |
|-------|----------------------------------|----------------------------------|-------------------------------------------|
| South | Entertainment Mixed-Use          | CR (AR-65 & AE-70)               | Commercial                                |
| East  | Public Use                       | PF (AE-65 & AE-70)               | Harry Reid Airport                        |
| West  | Public Use                       | PF (AE-65)                       | Police station, golf club, & Fire station |

### **STANDARDS FOR APPROVAL:**

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

#### **Analysis**

##### **Comprehensive Planning**

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

Construction of the project commenced and approximately 19% of the project has been completed. Instability in the financial markets affected the construction financing for the project which caused a temporary work stoppage. The applicant has kept several building permits for the project active and has completed various studies with Public Works. The applicant indicates they are in negotiations to finance the continued construction of the project and expect to complete these negotiations in the next few months and are asking for an additional year to commence the project. Staff could support the request to allow the applicant additional time to secure the necessary financing in order to recommence the construction of the project; however, since the Department of Aviation is recommending denial of the request, staff does not support the extension of time.

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

There have been no significant changes in this area. Staff has no objection to this extension of time.

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

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

More importantly, the Project still penetrates the Part 77 airspace surface (Airport Airspace Overlay District), as defined by Section 30.02.26B.2(i) of the Code. Therefore, as required by Section 30.06.03D.7(iv) of the Code, final action cannot occur until the FAA has issued an airspace Determination of No Hazard that is still valid and the Department of Aviation ("DOA") has reviewed the latest determination(s). Please note that Section 30.06.03D.7(iv) of the Code requires the Applicant to submit the FAA's Determination of No Hazard two weeks prior to final approval for any proposed structure that intrudes into Airport Airspace Overlay District (see Chapter 30.02.26B of the Code).

The Justification Letter references the Performance Agreement dated April 11, 2022 ("PA") between the Applicant and Clark County. The PA includes the following language:

*4. The posted Bond in said Account may be withdrawn only upon approval for release by the Director of Comprehensive Planning or the designee in accordance with the terms and conditions of this Agreement and the Plan. Should the Project be Abandoned, measures shall be immediately implemented by the DEVELOPER as required in Exhibit A attached hereto.*

*The term "Abandoned" or "Abandonment" means construction of the project has stopped for a period of one hundred and eighty (180) days or longer. Situations where construction will be considered stopped include any one hundred eighty (180) day period where construction is not diligently pursued but is restarted briefly for the apparent purpose of avoiding expiration of the one hundred eighty(180) day period. The existence of an active building permit has no bearing on determining whether the project has been abandoned for purposes of this agreement and plan. DEVELOPER shall provide COUNTY with status reports about construction activity occurring on the Project site every ninety (90) days. Each such status report shall describe the percentage of completion of the Project and such other information concerning the status of the construction of the Project as the COUNTY may reasonably require.*

It has been clearly confirmed through visual observation and otherwise that the project is "abandoned" per the terms of the PA. Indeed, the Applicant's Justification Letter even concedes that work on the Project has stopped while the Applicant attempts to secure new construction financing. This was also stated in the prior Extension of Time, ET-24-400110. Further, ownership of the parcel has since changed due to these financial problems. It was stated during the November 20, 2024, BCC Zoning Meeting that ET-24-400110 would likely be the last extension of time approved for this project.

The Applicant has clearly violated the PA. Therefore, the request for extension set forth in its Justification Letter should be *denied*, and further steps should be taken to enforce the terms of the PA.

In the event that the Applicant's extension of time is nonetheless granted despite the concerns and objections raised herein, at a minimum, the Applicant should be required to adhere to the following additional conditions.



## **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:**

If approved:.

### **Comprehensive Planning**

- Until August 20, 2026 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified, and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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

- Compliance with previous conditions.

### **Department of Aviation**

- The Applicant shall be 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 DOA.
- If the Applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then it 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. The 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 will be issued until the Applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA and is still valid, or a "Property Owner's Shielding Determination Statement" has been issued by the DOA.
- The Applicant shall be 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 the 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.



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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** 5051 SLV, LLC

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

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**SDR-25-0657-KOVAL LANE HOSPITALITY, LLC:**

**SIGN DESIGN REVIEWS** for the following: **1)** increase the area of electronic message units, video; **2)** increase the number of electronic message units; and **3)** increase the height of a directional sign on in conjunction with an existing casino and hotel (Ellis Island) on 5.29 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay.

Generally located east of Koval Lane and north of Rochelle Avenue within Paradise. JG/md/kh  
(For possible action)

---

RELATED INFORMATION:

**APN:**

162-21-503-007; 162-21-503-010; 162-21-503-011

**SIGN DESIGN REVIEWS:**

1. Increase the area of electronic message units, video, to 2,179 square feet where 2,089 square feet was previously approved and 150 square feet is the maximum permitted per Section 30.05.02H.
2. Increase the number of electronic message units, video, along Koval Lane to 4 where 3 were previously approved and a maximum of 1 is allowed per street frontage per Section 30.05.02H.
3. Increase the height of a proposed directional sign to 10 feet where a maximum height of 9 feet is permitted per Section 30.05.02E (an 11.1% increase).

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 4178 & 4150 Koval Lane
- Site Acreage: 5.29
- Project Type: Freestanding, wall, roof, and electronic message units signs
- Sign Height (feet): 54 (existing freestanding)/17 (proposed freestanding)/10 (directional sign)
- Square Feet: 678 (existing freestanding)/90 (proposed freestanding)/664 (existing roof)/30 (proposed directional)/1,434 (existing wall)/280 (proposed wall)

### Site Plan & Request

This request is for a proposed directional sign, freestanding sign, electronic message unit, video and wall signs associated with the Ellis Island Casino, Restaurant, and Hotel. The project site is an existing nonconforming live gaming establishment that does not meet current requirements for a resort hotel. The site consists of 3 parcels with the northernmost parcel containing the existing casino building with restaurants and a parking garage and the remaining parcels consisting of a hotel. Access to the site is provided by existing driveways from Koval Lane and Rochelle Avenue.

### Sign Plan

The plans depict an assortment of existing and proposed signs including wall, roof, freestanding, directional and electronic message unit, video, signs.

- The existing freestanding sign is located along Koval Lane south of the casino building and west of the hotel building. The freestanding sign is approximately 54 feet in height and approximately 678 square feet and includes an existing electronic message unit, video.
- There are 2 existing electronic message units, video wall signs that will be refurbished. Both wall signs are located on the newly expanded casino building just south of the front yard building on the site. The wall signs face west towards Koval Lane.
- Two existing wall signs located on the south elevation of the casino building under the porte cochere and read "Casino".
- Two existing wall signs located above a security office, just within the garage building and on the south elevation of the existing garage building. Both signs read "security".
- One existing roof sign, approved via WS-19-0487, located on the front yard building. The sign reads "Ellis Island Casino Hotel Brewery."
- One additional 17 foot high freestanding sign will be proposed at the southwest corner of the site facing the Koval Lane and Rochelle Avenue intersection. The freestanding sign will feature a 90 square foot electronic message unit, video, on both sides of the sign. The proposed electronic message unit necessitates the Sign Design Review request to increase the number of units along Koval Lane.
- One 10 foot high directional sign is proposed at the southeast corner of the site, along Rochelle Avenue.
- Three additional wall signs are proposed for the casino that include the following: 1) One wall sign located on the front yard building south of the existing roof sign facing west towards Koval Lane; 2) One wall sign located on the newly expanded casino building facing south that reads "Ellis Island"; and 3) One wall sign located on the existing porte cochere facing west towards Koval Lane.

The details for the existing and proposed signage for the site are as follows:

| Type of Sign  | Existing<br>(sq. ft.) | Proposed<br>(sq. ft.) | Total<br>(sq. ft.) | Allowed<br>per Title<br>30 (sq. ft.) | # of<br>Existing<br>Signs | # of<br>Proposed<br>Signs | Total #<br>of Signs |
|---------------|-----------------------|-----------------------|--------------------|--------------------------------------|---------------------------|---------------------------|---------------------|
| Freestanding* | 678                   | 90                    | 768                | 4,900                                | 1                         | 1                         | 2                   |
| Wall*         | 1,434                 | 280                   | 1,714              | 150                                  | 6                         | 3                         | 9                   |
| Roof          | 664                   | -                     | 664                | 1                                    | 1                         | -                         | 1                   |
| Directional   | -                     | 30                    | 30                 | 32                                   | 0                         | 1                         | 1                   |

The details for the existing and proposed signage for the site are as follows:

| Type of Sign  | Existing (sq. ft.) | Proposed (sq. ft.) | Total (sq. ft.) | Allowed per Title 30 (sq. ft.) | # of Existing Signs | # of Proposed Signs | Total # of Signs |
|---------------|--------------------|--------------------|-----------------|--------------------------------|---------------------|---------------------|------------------|
| Overall total | 2,776              | 400                | 3,176           | -                              | 8                   | 5                   | 13               |

\*Includes electronic message unit, video

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

| Type of Sign | Existing (sq. ft.) | Proposed (sq. ft.) | Total (sq. ft.) | Allowed per Title 30 (sq. ft.) | # of Existing Signs | # of Proposed Signs | Total # of Signs |
|--------------|--------------------|--------------------|-----------------|--------------------------------|---------------------|---------------------|------------------|
| Video*       | 2,089              | 90                 | 2,179           | 150                            | 3                   | 1                   | 4                |

\*Includes the proposed and existing freestanding and wall signs

#### Applicant's Justification

The applicant is seeking to establish a sign plan for the proposed directional, freestanding, and wall signs. The applicant is proposing an additional freestanding sign to be located at the southwest corner of the site facing the Koval Lane and Rochelle Avenue intersection. By way of background, the site was previously approved allowing for 2 freestanding signs on the site by UC-0910-16. However, the applicant removed the "Grain Silo" freestanding sign during the casino expansion approved via ADR-23-900290. Therefore, the proposed additional freestanding sign essentially replaces (although in a different location) the removed freestanding sign. The 90 square feet for the electronic message unit, video, is for the new freestanding sign that is essentially replacing the removed "Grain Silo" freestanding sign. The existing and proposed signs are developed in a visual character compatible with the Resort Corridor and adjacent developments. Therefore, the proposed additional signs and overall sign plan are appropriate for the site.

#### Prior Land Use Requests

| Application Number      | Request                                                                                                          | Action          | Date           |
|-------------------------|------------------------------------------------------------------------------------------------------------------|-----------------|----------------|
| ADR-23-900290           | Expansion to casino                                                                                              | Approved by ZA  | September 2023 |
| DR-19-0487              | Roof sign for a casino and hotel                                                                                 | Approved by BCC | August 2019    |
| DR-18-0781              | A canopy and other modifications to an outdoor dining and drinking area (beer garden)                            | Approved by BCC | November 2018  |
| UC-0910-16              | An animated sign                                                                                                 | Approved by BCC | February 2017  |
| WS-0849-16              | Original approval for the beer garden                                                                            | Approved by BCC | January 2017   |
| UC-0584-15              | Temporary recreational facility (amusement ride) in conjunction with a hotel and casino - expired                | Approved by BCC | February 2016  |
| UC-1408-04 (ET-0346-07) | First extension of time to complete the redesign and expansion of an existing casino to a resort hotel - expired | Approved by BCC | December 2007  |

### Prior Land Use Requests

| Application Number | Request                                                                                                                  | Action          | Date         |
|--------------------|--------------------------------------------------------------------------------------------------------------------------|-----------------|--------------|
| UC-1408-04         | Redesign and expansion of an existing casino to a resort hotel including increased building height to 480 feet - expired | Approved by BCC | October 2004 |
| UC-1583-97         | Reduce parking and allow a roof sign in conjunction with a hotel and casino                                              | Approved by PC  | October 1997 |

### Surrounding Land Use

|       | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use                                                    |
|-------|---------------------------|---------------------------|----------------------------------------------------------------------|
| North | Entertainment Mixed-Use   | CR (AE-60)                | Convenience store & Platinum Resort Condominiums                     |
| East  | Entertainment Mixed-Use   | CR (AE-60)                | Tuscany Resort Hotel                                                 |
| South | Entertainment Mixed-Use   | CR (AE-60)                | Racetrack                                                            |
| West  | Entertainment Mixed-Use   | CR (AE-60)                | Parking lot & motion picture production studio with a tent structure |

### 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.

The Ellis Island Casino, Restaurant, and Hotel is an existing nonconforming live gaming establishment that does not meet current requirements for a resort hotel. The existing facility is a tourist use that is located in close proximity to Las Vegas Boulevard South and the Resort Corridor. The increased area and number for the electronic message units, video, are consistent with similar approvals for resort hotels in the immediate vicinity and should not negatively impact the surrounding properties and land uses. The increase in height to the proposed directional sign is minimal and should not have an impact on the surrounding properties. Staff finds the proposed signs are compatible with building styles on-site and also with the surrounding development. The signs are similar in size, scale, and design with other signs approved for resort hotels in the area. Therefore, staff recommends approval of this request.

### Staff Recommendation

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

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

**Public Works - Development Review**

- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Koval Lane widening 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.
- 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: FAME OPERATING CO., INC.**

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





## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-21503-007, 010 and 011

PROPERTY ADDRESS/ CROSS STREETS: Koval Lane

### DETAILED SUMMARY PROJECT DESCRIPTION

**Comprehensive Master Sign Plan for an existing casino**

### PROPERTY OWNER INFORMATION

NAME: Koval Lane Hospitality, LLC and Gary Ellis Enterprises, Inc.

ADDRESS: 4178 Koval Lane

CITY: Las Vegas

TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a STATE: NV ZIP CODE: 89109

### APPLICANT INFORMATION (must match online record)

NAME: Koval Lane Hospitality, LLC

ADDRESS: 4178 Koval Lane

CITY: Las Vegas

TELEPHONE: 000-000-0000 CELL 000-000-0000 EMAIL: n/a STATE: NV ZIP CODE: 89109 REF CONTACT ID # n/a

### CORRESPONDENT INFORMATION (must match online record)

NAME: Kaempfer Crowell - Anthony Celeste

ADDRESS: 1980 Festival Plaza Dr. #650

CITY: Las Vegas

TELEPHONE: 702-792-7048 CELL 702-792-7000 EMAIL: apierce@kcnvlaw.com STATE: NV ZIP CODE: 89135 REF CONTACT ID # 164674

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

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

Property Owner (Signature)\*

Gary Ellis  
Property Owner (Print)

7/31/25  
Date

### DEPARTMENT USE ONLY:

|                              |                             |                              |                               |                             |                             |                                      |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|--------------------------------------|
| <input type="checkbox"/> AC  | <input type="checkbox"/> AR | <input type="checkbox"/> ET  | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS          |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA  | <input type="checkbox"/> SC   | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC          |
| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC | <input type="checkbox"/> OTHER _____ |

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

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

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

DATE \_\_\_\_\_

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

FEES \_\_\_\_\_

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

DATE \_\_\_\_\_

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

KAEMPFER

CROWELL

ANTHONY J. CELESTE  
[aceleste@kcnvlaw.com](mailto:aceleste@kcnvlaw.com)  
D: 702.693.4215

August 21, 2025

**VIA HAND DELIVERY**

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

**Re:   *Design Review for Comprehensive Sign Plan***  
          *Ellis Island*  
          *APNs: 162-21-503-007, 010, & 011 (Flamingo & Koval)*

To Whom It May Concern:

Please be advised our Firm represents the Applicant in above-referenced matter. The Applicant and/or its related entities operate the Ellis Island Hotel and Casino located near the southeast corner of Flamingo Road and Koval Lane, more particularly described as APNs: 162-21-503-004, 010, & 011 (collectively the "Site"). Like most resort hotels in the Resort Corridor, Ellis Island is seeking to establish a comprehensive sign plan for its existing and proposed signs.

**Existing Signage**

By way of background, the Site has been approved for multiple signs consistent with the character of the resort corridor. On February 17, 2017, the BCC approved UC-910-16 allowing for the following: (1) reduce the separation between existing freestanding signs from 100-feet to 80-feet, (2) allow for 2 animated (video units) signs where 1 is allowed, (3) increase height for an animated (video unit) pylon sign to 54-feet where 50-feet is allowed, (4) increase area for the proposed animated (video units) signs to 586 SF where 150 SF is allowed, and (5) increase the number of animated (video units) signs to 2 where 1 is allowed. Subsequently, on August 21, 2019, the BCC approved WS-19-0487 allowing a roof sign to be located on the Front Yard Building.

Below are the existing and permitted signs on the Site:

- Freestanding
  - The existing freestanding sign (PY-1) is located along Koval Lane south of the casino building and west of the hotel building. The freestanding sign is approximately 54-feet in height and approximately 678.3 SF. The LED unit is nearly 27-feet 7 inches by 15-feet 9-inches on each side.

- LED Wall Displays
  - There are 2 existing LED/EMU (Video) Wall Displays (MK-1 and MK-2). Both Wall Displays are located on the newly expanded casino building just south of the Front Yard Building on the Site. The Wall Displays face west towards Koval Lane. MK-1 is approximately 678 SF and MK-2 is approximately 732 SF. These signs will be refurbished.
- Wall Mounted Letters Signs
  - There are 2 existing Wall Mounted Letters Signs (BG-4 and BG-5). Both signs are located on the south elevation of the casino building under the porte cochere and read CASINO. Each sign is approximately 8.75 SF.
- Wall Mounted Cabinets
  - There are 2 existing Wall Mounted Cabinets (BG-6 and BG-7). BG-6 is located above a security office located just within the garage building and BG-7 is located on the south elevation of the existing garage building. Both signs read SECURITY and each sign is approximately 2.92 SF.
- Roof Sign/Existing Letter Sign
  - There is one existing roof sign (BG-8), approved via WS-19-0487, located on the Front Yard Building. The sign is approximately 664 SF and reads ELLIS ISLAND CASINO HOTEL BREWERY.

#### Design Review for Proposed Signage

In addition to the existing signs, the Applicant is proposing the following signs on the Site:

- Freestanding Sign
  - The Applicant is proposing an additional freestanding sign (MN-1) to be located at the southwest corner of the Site facing the Koval Lane and Rochelle Avenue intersection. The proposed freestanding sign will be approximately 17-feet in height. The freestanding sign will include a 15-foot by 6-foot LED Video Display and/or Backlight signage on each side with a total square footage of 90 SF. By way of background, the Site was previously approved allowing for 2 freestanding signs on the Site by UC-910-16. However, the Applicant removed the "Grain Silo" freestanding sign during the casino expansion approved via ADR-23-900290. Therefore, the proposed additional freestanding sign essentially replaces (although in a different location) the removed freestanding sign.

- Directional Sign
  - The Applicant is proposing one direction sign (DR-1) to be located at the Rochelle Avenue driveway. The proposed directional sign will be approximately 10-feet in height and approximately 30 SF.
- Wall Mounted Letters
  - The Applicant is proposing 3 wall mounted letters signs (BG-1, BG-2, and BG-3):
    - BG-1 will be located on the Front Yard Building south of the existing BG-8 (roof sign) facing Koval Lane. BG-1 will be approximately 70 SF and will read ELLIS ISLAND.
    - BG-2 will be located on the newly expanded casino building facing south. BG-2 will be approximately 70 SF and will read ELLIS ISLAND.
    - BG-3 will be located on the existing porte cochere facing west towards Koval Lane. BG-3 will be approximately 140 SF.

#### **Design Review to Increase Height**

The Applicant is proposing a 10-foot-talldirectional sign where 9-feet is allowed. The slight increase in height has no adverse effects on surrounding area.

#### **Design Review to Increase Square Footage for EMU/Video Signage**

The existing EMU/Video square footage for the existing signs is approximately 2,088.3 SF. The Applicant is requesting to add 90 additional square feet to a total of approximately 2,178.3 SF. The 90 SF is for the new freestanding sign that is essentially replacing the removed "Grain Silo" freestanding sign.

#### **Design Review to Increase Number of Allowed EMU/Video Signs**

There are 4 existing EMU/Video signs on Site. The Applicant is proposing 1 additional EMU/Video Signs (MN-1) for a total of 5 EMU/Video Signs.

With the existing and proposed signs, the Applicant is seeking to establish a comprehensive sign plan. Title 30 allows for alternative sign standards for resort hotels. The existing and proposed signs are developed in a visual character compatible with the Resort Corridor and

COMPREHENSIVE PLANNING  
August 21, 2025

KAEMPFER

CROWELL

Page 4

adjacent developments. Therefore, the proposed additional signs and overall comprehensive sign plan are appropriate for the Site.

Sincerely,

KAEMPFER CROWELL

A handwritten signature in black ink, appearing to read "Anthony J. Celeste", with a long horizontal flourish extending to the right.

Anthony J. Celeste

AJC/jmd

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-25-0659-TERZIAN LIVING TRUST & TERZIAN ROUPEN & MERYEM TRS:**

**USE PERMIT** for a mini-warehouse.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) Maryland Parkway Overlay standards; and 2) attached sidewalk.

**DESIGN REVIEW** for a proposed mini-warehouse facility on a 0.55 acre portion of 3.98 acres in a CG (Commercial General) Zone within the Maryland Parkway Overlay.

Generally located east of Maryland Parkway and south of Reno Avenue within Paradise. JG/md/kh (For possible action)

---

RELATED INFORMATION:

**APN:**

162-26-210-013 through 162-26-210-016 ptn

**WAIVERS OF DEVELOPMENT STANDARDS:**

1.
  - a. Eliminate the requirement for an enhanced sidewalk along Reno Avenue where required per Section 30.02.26E.3.
  - b. Eliminate the requirement for open space where all non-residential development shall provide no less than 500 square feet of open space per Section 30.02.26E.3.
  - c. Allow a drive aisle within the front of the building where parking areas and drive aisles are not permissible between streets and front building façades per Section 30.02.26E.3.
  - d. Eliminate the requirement for pedestrian access where improved pedestrian access or pathways shall be provided between sidewalks and building entrances per Section 30.02.26E.3.
  - e. Eliminate the requirement for signage where 1 wayfinding sign shall be installed on the approach side of each street intersecting Maryland Parkway Section per 30.02.26E.3.
  - f. Waive building design standards where required per Section 30.02.26E.3.
2. Allow an existing attached sidewalk to remain along Reno Avenue where detached sidewalks are required per Section 30.04.08C.

**LAND USE PLAN:**

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 1285 E. Reno Avenue



- Site Acreage: 0.55 (project site)/3.98 (overall)
- Project Type: Proposed mini-warehouse facility
- Number of Stories: 3
- Building Height (feet): 37
- Square Feet: 42,075/284 units
- Open Space Required/Provided: 500/0
- Parking Required/Provided: 52/83
- Sustainability Required/Provided: 7/5.5

#### History & Request

The project site was reclassified to CG zoning by the Board of County Commissioners in August 1998 via ZC-2171-98. This application also included use permits for a mini-warehouse facility and a vehicle wash, of which the mini-warehouse was never constructed. DR-0920-14 was approved by the Planning Commission in January 2015 for a mini-warehouse facility consisting of 3 buildings on the project site, of which 2 buildings were constructed. ADR-22-900378 was approved in August 2022 for a third mini-warehouse building but has since expired. The applicant is now proposing to construct the mini-warehouse building that was previously approved via ADR-22-900378, which now requires a use permit within the CG zoning district.

#### Site Plans

The plans depict a proposed 3 story mini-warehouse facility located on the north portion of the site, located on APN 162-26-210-015, consisting of 0.55 acres. The proposed building will become part of the existing mini-warehouse facility, consisting of 2 existing buildings, located on APN 162-26-210-016. The proposed building features the following setbacks: 1) 44 feet from the north property line, along Reno Avenue; 2) 15 feet from the west property line adjacent to the existing gas station and convenience store; 3) 17.5 feet from the south property line adjacent to the existing mini-warehouse facility; and 4) zero feet from the east property line, adjacent to the existing mini-warehouse facility. Access to the mini-warehouse facility is granted via existing commercial driveways located along the west boundary of the site, adjacent to Maryland Parkway. The overall mini-warehouse facility will be secured by an existing ingress gate, located immediately to the southwest of the existing mini-warehouse building, and by a proposed egress gate, located immediately to the northwest of the proposed mini-warehouse building. Existing vehicle drive aisles, measuring a minimum of 24 feet in width, are located around the perimeter of the mini-warehouse facility. An emergency access gate is located immediately to the northwest of the proposed mini-warehouse building, along Reno Avenue. The mini-warehouse facility is part of an overall 3.98 acre commercial complex, consisting of an existing gas station, convenience store, and vehicle maintenance and repair facility. The commercial complex requires a total of 69 parking spaces. However, nonresidential uses may reduce parking by up to 25% on Maryland Parkway if within 1,000 feet of a fixed transit stop, measured along a legal pedestrian route, between Sahara Avenue and Russell Road. Therefore, only 52 parking spaces are required for the commercial complex. A total of 83 parking spaces are provided, of which 49 parking spaces are located on-site and 24 on-street parking spaces along Reno Avenue and Escondido Street.

### Landscaping

The plans depict an existing 5 foot wide attached sidewalk located adjacent to Reno Avenue, necessitating a waiver of development standards. A 10 foot wide landscape strip consisting of large trees, shrubs, and groundcover is proposed behind the existing attached sidewalk along the north property line of the project site, APN 162-26-210-015. No additional street landscaping or parking lot landscaping is proposed or required with this request.

### Elevations

The mini-warehouse consists of 3 stories within an overall height of 37 feet to the top of the parapet wall. The mini-warehouse facility has varying horizontal roof planes along the north and south elevations of the building. The exterior of the building consists of a stucco exterior with varying neutral and earth tone colors. All rooftop mounted equipment will be screened from public view and the right-of-way by parapet walls.

### Floor Plans

The plans depict a proposed 3 story building with an overall area measuring 42,075 and 284 storage units.

### Applicant's Justification

The mini-warehouse is a low impact commercial use with low vehicular traffic per day and will do well tucked behind the primary Maryland Parkway frontage. Additionally, this existing use has served the neighborhood well in the last 8 years and an expansion to the facility means that it will be able to serve the neighborhood and even the University of Nevada Las Vegas well for the coming years. Along the entire north end of the site, adjacent to Reno Avenue, there is an attached sidewalk. This parcel has minimal usable frontage for an amenity zone due to the requirement of a fire department crash gate as well as numerous existing utilities along the right of way. An enhanced sidewalk would impose a hardship on the existing uses on this site. The open space requirement would invite pedestrians to linger in the area longer than needed, when this is indeed a secured facility. It is our understanding that the open space requirement could inhibit the security of the facility. Due to the fire lane that is designed on the parcel to the east, this project has continued the fire lane westward so the fire department can have access to the fight potential fires around the entire building. Mini-Warehouse buildings are secure facilities in order to protect the belongings of their tenants, particularly as there are problematic issues of vagrancy in the area. The use of glass has been limited on this building to maintain the security of the facility. This facility has been aimed to match the other two buildings that are a part of this facility, however, the additional spandrel glass is an additional feature not included in the other 2 buildings. There are 2 driveway entrances that we are proposing to be removed, and part of that space will go towards a fire department crash gate access in case of an emergency. Along with this crash gate, many utilities and pieces of equipment are existing along the right of way, so creating a detached sidewalk for this in-fill piece which would impose a hardship for this nearly completely developed block along Maryland Parkway. Additionally, the parcel to the east, as well as the parcel to the west have existing attached sidewalks, so a waiver to keep the existing attached sidewalk would create continuity along this block.

### Prior Land Use Requests

| Application Number                | Request                                                                                                  | Action          | Date           |
|-----------------------------------|----------------------------------------------------------------------------------------------------------|-----------------|----------------|
| ADET-24-900577<br>(ADR-22-900378) | First extension of time for the expansion of an existing mini-warehouse facility - expired               | Approved by ZA  | September 2024 |
| VS-22-0701                        | Vacate a portion of right-of-way being Reno Avenue - recorded                                            | Approved by PC  | February 2023  |
| ADR-22-900378                     | Expansion of existing mini-warehouse facility - expired                                                  | Approved by ZA  | August 2022    |
| DR-0920-14                        | Mini-warehouse facility with manager's unit                                                              | Approved by PC  | January 2015   |
| UC-0147-12                        | Use permit with a design review for a communication tower                                                | Approved by PC  | May 2012       |
| WS-0710-04                        | Reduced setbacks and separation for an additional freestanding sign                                      | Approved by PC  | June 2004      |
| ZC-2171-98                        | Reclassified project site to CG zoning with use permits for a vehicle wash and a mini-warehouse facility | Approved by BCC | August 1998    |

### Surrounding Land Use

|       | Planned Land Use Category               | Zoning District (Overlay) | Existing Land Use               |
|-------|-----------------------------------------|---------------------------|---------------------------------|
| North | Corridor Mixed-Use & Urban Neighborhood | CG, RM50, & RM32 (MPO)    | Retail building & multi-family  |
| South | Corridor Mixed-Use                      | CG (MPO)                  | Vehicle maintenance & repair    |
| East  | Corridor Mixed-Use                      | CG (MPO)                  | Mini-warehouse                  |
| West  | Corridor Mixed-Use                      | CG (MPO)                  | Gas station & convenience store |

### STANDARDS FOR APPROVAL:

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

#### Analysis

#### Comprehensive Planning

#### Use Permit

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

The proposed mini-warehouse should not have an adverse or negative impact on the surrounding land uses and properties. The adjacent properties to the east and south are developed with a mini-warehouse facility. The properties to the west and southwest are developed with a convenience store, gas station, and vehicle maintenance and repair facility, respectively. Access to the

proposed mini-warehouse facility is granted via an arterial street, Maryland Parkway. Furthermore, staff finds the mini-warehouse is a less intense use when compared with other commercial uses that are permitted by right in the CG zoning district, such as restaurants and shopping centers. The mini-warehouse use is compatible with the surrounding commercial and multi-family residential uses; therefore, staff recommends approval.

#### 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 the Maryland Parkway Overlay (MPO) is to implement design standards for transit-oriented, walkable, and sustainable development and revitalization of properties within the Overlay. Staff finds that it would be impractical to replace the existing attached sidewalk with an enhanced sidewalk. There are existing attached sidewalks located along Reno Avenue to the east and west of the project site. Therefore, staff recommends approval of this request.

#### Waiver of Development Standards #1b

The intent of providing open space is to facilitate an area for people to congregate outside of retail uses, specifically eating and drinking establishments. Providing open space adjacent to the mini-warehouse for people to gather could potentially create security concerns for the facility, and is not practical and would create an area isolated from the remainder of the commercial development. Therefore, staff recommends approval of this request.

#### Waiver of Development Standards #1c

Staff has no objection to allowing the vehicle drive aisle, which also serves as a fire lane for emergency vehicles, between the street (Reno Avenue) and the front of the building. Staff finds the design of the vehicle drive aisle is practical, and will be buffered from the street by the required 10 foot wide landscape strip adjacent to Reno Avenue. Therefore, staff recommends approval.

#### Waiver of Development Standards #1d

The intent of providing access to commercial buildings between sidewalks and building entrances is to provide a safe and effective path of travel for pedestrians free of vehicular conflict. Staff typically does not support waiver requests to eliminate this requirement; however, mini-warehouse facilities do not typically have pedestrian foot traffic. Therefore, staff recommends approval of this request.

#### Waiver of Development Standards #1e

Staff typically does not support requests to eliminate wayfinding signage within the Maryland Parkway Overlay. However, staff finds that placing the required signage on the subject parcel,



which is interior to the commercial complex, offers no discernable benefit to pedestrians or motorists traveling along Maryland Parkway. Furthermore, the commercial complex is completely built out, except for the subject parcel that features the proposed mini-warehouse building. Therefore, staff recommends approval 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.

#### Design Review & Waiver of Development Standards #1f

The commercial complex, which includes the existing mini-warehouse facility and proposed building, is located immediately adjacent to Maryland Parkway, an arterial street. The mini-warehouse addition is compatible in scale and mass with the existing buildings in the commercial complex. The intent of requiring specific criteria for building design standards within the Maryland Parkway Overlay is to ensure high quality, uniform development throughout the surrounding area. Examples of the required design standards include, but are not limited to transparent glass, varying rooflines, and building entrances facing the right-of-way. Architectural treatments are provided on the north, east, and west sides of the proposed building, which is visible to the general public. The architectural treatments include varying rooflines (north and south elevations only), variations in color and building material (stucco and spandrel glass). The mini-warehouse building will be painted with neutral, earth tone colors that match the existing warehouse buildings. Therefore, staff recommends approval of these requests.

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

##### Waiver of Development Standards #2

Staff has no objection to the request to allow attached sidewalks along Reno Avenue, since the site has limited frontage that cannot accommodate a detached sidewalk.

#### **Staff Recommendation**

Approval.

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

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

##### **Comprehensive Planning**

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised an Administrative Design Review will be necessary for the art plan required for the Maryland Parkway Overlay; 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;
- Reconstruct any unused driveways with full off-site improvements;
- Driveway on Reno Avenue to be gated for emergency access only;
- Vacate any unnecessary rights-of-way and/or easements.

**Fire Prevention Bureau**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0109-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** RMMJ, LLC

**CONTACT:** CARROLL DESIGN COLLABORATIVE, 1980 FESTIVAL PLAZA DRIVE,  
LAS VEGAS, NV 89135





# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-100826

ASSESSOR PARCEL #(s): 16226210015

Other Parcels under cross access (16226210013, 16226210014, 16226210016)

PROPERTY ADDRESS/ CROSS STREETS: East of the intersection of Maryland Parkway and Reno Avenue

## DETAILED SUMMARY PROJECT DESCRIPTION

We would like to re-introduce the Maryland Reno Mini-Storage project that was originally approved in 2022 under application number 22-100362 and was issued an administrative extension of time in 2024. This application is for the same project, a Mini-Storage expansion to the existing facility. This building will be 3 stories and +/-42,075 square feet.

## PROPERTY OWNER INFORMATION

NAME: RMMJ LLC

ADDRESS: 7260 W. Azure Drive 140-301

CITY: Las Vegas

STATE: NV

ZIP CODE: 89102

TELEPHONE: CELL 7025283901

## APPLICANT INFORMATION (information must match online application)

NAME: RMMJ LLC

ADDRESS: 7260 W. Azure Drive 140-301

CITY: Las Vegas

STATE: NV

ZIP CODE: ~~89102~~ 89130

TELEPHONE: CELL 7025283901

ACCELA REFERENCE CONTACT ID #

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

NAME: Carroll Design Collaborative | Andrea Carroll

ADDRESS: 1980 Festival Plaza Drive, Suite 450

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: CELL 720.227.1216

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.

Marshall E. Hunt  
Property Owner (Signature)\*

MARSHALL E. HUNT  
Property Owner (Print)

7/30/2025  
Date



September 9, 2025

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

Re: **Justification Letter**: APN: 162-26-210-015

To whom it may concern at the Department of Comprehensive Planning,

We would like to re-introduce this application as the Mini-Storage Expansion at Maryland and Reno project which is located near the SE intersection of Maryland Parkway and Reno Ave. This project consists of one parcel that is approximately +/- 0.57 (gross) acres in size, currently zoned CG. The parcel is currently owned by the same team that owns the parcel to the east/south, a Mini-Storage facility that is looking to expand on the parcel under this application.

This application was priorly approved, and an administrative extension of time was also provided; As the administrative extension of time is expiring, this application has been applied for in order to maintain current entitlements. It has been increasingly difficult to get funding as costs have been rising, but the applicant would like to get funding and move this project forward. This project is currently in review at the building department and will be undergoing a commercial subdivision in the upcoming future. Along with the recent moratorium against swamp coolers, this project will be undergoing a few design changes.

As this project is an expansion of the existing Mini-Storage facility, access around this building will be the same as it is to circulate around the existing facility; vehicular entry into this facility will be off of the existing gate to the south of the existing southern building (building 1). You may then circulate to the north or south of the proposed building 3 where there have been 2 added vehicular gates (see keynote 9). One of the existing driveways into this site has been repurposed to be a crash gate. The site will consist of one new building, a 3 story +/-42,075 square foot building. In general the rentable mini-storage units range in size from 25 square feet to 350 square feet, and the building will be 37' high.

Additionally in CG, mini-storage requires a special use permit, we are requesting this to be able to move forward with the business in this location.

In terms of design, both buildings on site have a similar aesthetic as the existing facility to convey a pleasing and coherent development. The architectural features of the

buildings take cues from a more contemporary aesthetic that is seen springing up throughout the Valley.

In general, the Mini-Storage use is a lower impact commercial use that will also benefit the community by providing rentable self-storage units for the many rooftops and the University of Nevada Las Vegas campus in the area. It will also serve be a good neighbor as there are typically a low number of visitors to Mini-Storage projects per day. We would greatly appreciate the staff's recommendation for approval.

### **Special Use Permit:**

1. Mini-Warehouse requires a special use permit in the Commercial General (CG) zoning district.
  - A. Justification: This parcel is the last undeveloped lot in this block. This parcel is within the Maryland Parkway Overlay district, but it does not have direct frontage on Maryland Parkway. Mini-Warehouse is a low impact commercial use with low vehicular traffic per day and will do well tucked behind the primary Maryland Parkway frontage. Additionally, this existing use has served the neighborhood well in the last eight years and an expansion to the facility means that it will be able to serve the neighborhood and even the University of Nevada Las Vegas well for the coming years.

### **Parking Analysis:**

It was requested that this application performs a parking analysis for this parcel but also neighboring parcels with the same block, this has been listed on the site plan. Total provided existing onsite parking is 49 stalls (6 by storage building 1, 15 by convenience store, 28 by auto-repair). Total parking required for the site per current code would be as follows: +/-2,918 square foot retail building (convenience store) would require 8 parking stalls, +/-3,170 square foot vehicle maintenance and repair would require 6 parking stalls, the existing mini-warehouse with office would require 41 parking stalls, and the new mini-warehouse building that is a part of this application would require 14 parking stalls. This totals 69 parking stalls required on site. Along Maryland Parkway there is an allowance in the Title 30 code that if a project is within 1,000' of a bus stop, the required parking can be reduced by 25%. This site is within two bus stops as indicated on the pedestrian circulation plan; this results in a 17 stall reduction. Additionally, this site allows for on-street parking and per a conversation with several members of public works, at this time, there is no plan to remove on-street parking along Reno Ave or Escondido Street. This results in an additional 30 stalls of on street parking. Considering the reduction for bus stops, the on street parking, and the existing parking on site, this site is over-parked and will not require any kind of parking reduction. Please note this site has an existing Cross Access Agreement in place (recorded document 20080827-0002060).

## Waivers of Development Standards:

### 1. Maryland Parkway Overlay

A. General Overview: This parcel is located within the Maryland Parkway Overlay Map as illustrated on the map on file within the Department of Comprehensive Planning. In effort to comply with the standards set forth in Title 30 section 30.02.26.E.3, a pedestrian circulation plan has been provided. The applicant is requesting to defer the art plan as indicated in Title 30 section 30.02.26.E.3.b, however, please refer to the site plan and west exterior elevation that indicates the proposed general location of the art. This will allow time to coordinate with a potential artist; the applicant is aware that this will need to go through a design review process at a later date.

#### B. Site Design Standards:

a. Enhanced Sidewalks Waiver: Title 30 section 30.04.05H.3 requires an amenity zone.

i. Justification: Along the entire north end of the site there is an attached sidewalk. This parcel has minimal usable frontage for an amenity zone due to the requirement of a fire department crash gate (key note 18 on site plan) as well as numerous existing utilities along the right of way. This would impose a hardship on the existing uses on this site. Additionally, there is a fire lane on the site to the east that is proposed to carry through this site.

b. Open Space Waiver: Title 30 section 30.02.26.E.3.ii.b requires a 500 square foot minimum open space on a parcel this size, allowing area for shade and shall front a street or pedestrian way.

i. Justification: Mini-Warehouse as a project type is typically a vehicular use, you generally need to bring your stored items in a vehicle in order to store them in larger units. The open space requirement would invite passerbys or pedestrians to linger in the area longer than needed, when this is indeed a secured facility. It is our understanding that this requirement could inhibit the security of the facility.

c. Parking Areas and Drive Aisle Waiver: It is understood that per Title 30 section 30.02.26.E.3.ii.d, parking aisles are not permissible between streets and the front building facades.

i. Justification: Due to the fire lane that is designed on the parcel to the east, this project has continued the fire lane westward so the fire department can have access to the fight potential fires around the entire building.

d. Pedestrian Access Waiver: Section 30.02.26.E.3.ii.e requires pedestrian access or pathways to be at least 10' in width. At this time the pedestrian pathways are approximately 5' in width.



- i. Justification: The pedestrian pathways at 5' will remain consistent with the remainder of the block and existing sidewalks in the area.
  - C. Signage: As indicated in section 30.02.26.E.3.iii, way finding signage is required on the approach side of each street intersection Maryland Parkway. Please be aware that this parcel does not have direct frontage on Maryland parkway and cannot add signage on another person's property.
  - D. Building Design Standards: In general, the building complies with 30.02.26.E.iv.a (building façade) as there is a public entrance that faces the right of way and also complies with recessed entryways, architectural pop outs and elevation changes, and color changes every 20'. Spandrel glass windows have also been incorporated in the façade to add additional curb appeal, as well as architectural roof variations that are more frequent than the required 100' of horizontal roof line.
    - a. Building Transparency Waiver: There are not any windows placed on the first floor where there is a 70% glass requirement for buildings along the street, or the 35% glass requirement for other facades not facing the street. There are some spandrel glass windows on the second and third floors, to work toward meeting the requirement set forth in this section, however, it does not meet the 20% transparency requirement for the building as a whole.
      - i. Justification: Mini-Warehouse buildings are secure facilities in order to protect the belongings of their tenants, particularly as there are problematic issues of vagrancy in the area. The use of glass has been limited on this building in order to maintain the security of the facility. This facility has been aimed to match the other two buildings that are a part of this facility, however, the additional spandrel glass is an additional feature not included in the other two buildings.
- 2. Attached Sidewalk Waiver:
  - a. This project is requesting that we maintain the existing attached sidewalk.
    - i. Justification: There are two driveway entrances that we are proposing to be removed, and part of that space will go towards a fire department crash gate access in case of an emergency. Along with this crash gate, there are many utilities and pieces of equipment that are existing along the right of way, so creating a detached sidewalk for this infill piece which would impose a hardship for this nearly completely developed block along Maryland Parkway. Additionally, the parcel to the east, as well as the parcel to the west have existing attached sidewalks, so a waiver to keep

the existing attached sidewalk would create continuity along this block.

**Design Review:**

1. General Design Review will be required for this project
2. Sustainability Requirements:
  - a. This application is providing the following:
    - i. Provide 10% more trees than required by title 30 (1pt)
    - ii. Water-Efficient Planting (1pt)
    - iii. Cool Roof (1pt)
    - iv. Building Orientation (1pt)
    - v. Shade Structure over 50% of doors on the south elevation (1pt)
    - vi. Low Emissivity Glass (1/2pt)

This totals 5.5 points where 7 points are required.

Justification: This site being an infill site is limited in scope as all of the parking is existing and the strategies that involve parking cannot be used.

If you have any questions, please feel free to contact us at 720-227-1216.

Thank you,

Andrea Limpede Carroll  
Principal Architect  
NCARB(NV #7598)  
Carroll Design Collaborative



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-25-0665-WARM SPRINGS CAPITAL MANAGEMENT, LLC:**

**USE PERMIT** to allow gas station.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce buffering and screening; 2) attached sidewalk; and 3) reduce throat depth.

**DESIGN REVIEW** for a retail store and gas station on 0.95 acres in a CG (Commercial General) Zone.

Generally located north of Warm Springs Road and west of Eastern Avenue within Paradise. MN/bb/kh (For possible action)

---

RELATED INFORMATION:

**APN:**

177-02-816-007

**WAIVERS OF DEVELOPMENT STANDARDS:**

1.
  - a. Allow an existing 5 foot high wall along the east property line where an 8 foot high decorative screen wall is required per Section 30.04.02C (a 38% reduction).
  - b. Allow a 7 foot wide landscape buffer consisting of shrubs along the east property line where a 15 feet wide landscape buffer consisting of double row evergreen trees planted every 10 feet is required per Section 30.04.02C (a 53% reduction).
2. Allow an existing attached sidewalk along Valley View Boulevard to remain where a detached sidewalk is required per Section 30.04.08.
3. Reduce throat depth for a driveway along Warm Springs Road to 11 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 56% reduction).

**LAND USE PLAN:**

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 2250 E. Warm Springs Road
- Site Acreage: 0.95
- Project Type: Retail store and gas station
- Number of Stories: 1
- Building Height (feet): 19 (convenience store)/20 (gas canopy)
- Square Feet: 2,842 (convenience store)/3,665 (gas canopy)

- Parking Required/Provided: 8/10
- Sustainability Required/Provided: 7/7

### Site Plan

The site has an existing restaurant centrally located on a parcel that is proposed to be demolished and replaced with a gas station consisting of 8 fuel pump islands and a convenience store. Due to the proximity of an existing residential multi-family use to the north and east of the site, a use permit is required. The retail convenience store building is located 48 feet from the north property line, 49 feet from the east property line, 42 feet from the west property line, and 154 feet from the south property line at Warm Springs Road. The fuel canopy is located south of the convenience store, 41 feet from the east property line, 46 feet from the south property line at Warm Springs Road, and 21 feet from the west property line. The apartment buildings are located approximately 23 feet from the northeast property line, and approximately 80 feet from the northeast corner of the convenience store. Access to the site is granted via an existing commercial driveway along Warm Springs Road at the southwest corner of the property and another driveway at the northeast corner of the property which is through the residential apartment access entry. Eight parking spaces are required for the gas station where 10 parking spaces are provided, including 1 accessible space, which are located on the south and west sides of the building. A trash enclosure is shown at the northwest corner of the building and is located 52 feet from the north residential property line. Four bicycle parking spaces and 2 racks are located at the southeast corner of the building. A 5 foot sidewalk surrounds the convenience store on all sides.

### Landscaping

An existing attached sidewalk is located adjacent to Warm Springs Road. Medium and small trees are shown along Warm Springs Road with 15 foot offset between trees. The trees are limited in size due to the proximity of overhead power lines. The parking lot landscaping includes medium trees located on the west and south sides of the building.

A proposed 8 foot high decorative wall along with a 19 foot wide landscape buffer consisting of evergreen trees are shown along the north property line. A 7 foot wide landscape area is proposed along the east property line which only includes shrubs. Also, there is an existing 5 foot high wall along the east property line.

### Elevations

The plans depict a 1 story, 19 foot high convenience store building constructed of brick veneer walls, and painted aluminum composite materials on all 4 sides. The roof is flat and consists of parapet walls to screen mechanical equipment. A metal shade awning is located on the south façade of the building, on both sides of the main entrance. The entrance projects from the front of the building in the middle and extends above the plane of the building. A secondary door access is located on the west side of the building. Mechanical equipment is shielded from view on the roof by a parapet wall.

The 20 foot high gas canopy consists of 8 support columns that are wrapped in thin brick veneer. The canopy fascia is made of aluminum composite material with sheet metal trim and painted to

complement the store and canopy. The canopy and support columns will be a mix of dark blues and gray paint colors to match the retail building.

#### Floor Plans

The plans show a 2,842 square foot convenience store building consisting of a utility room, walk in cooler, reach in cooler, sales floor, cashier station, hallway, and restrooms. The fuel pump canopy is 3,665 square feet (103 feet by 46 feet) with the long side facing Warm Springs Road.

#### Applicant's Justification

The applicant is proposing to demolish the existing restaurant building at 2250 E. Warm Springs Road (APN 177-02-816-007) and replace it with a convenience store and gas station. The convenience store will be on the north side of the lot, and the fuel pumps and canopy will be located directly south of the convenience store. The gas canopy and fuel pumps are 157 feet from the north property line, 21 feet from the west property line, 46 feet from Warm Springs Road, and 40 feet from the east property line. The proposed gasoline station and fuel canopy with reduced separation is compatible with the CG zone district, and the mix of uses in this area along Warm Springs Road. This plan complies with the landscape and screening buffer requirement along the north property line. This buffer area is adequate for screening from the multi-family use north of this property. The existing landscaping, existing trees, existing sidewalk, and existing wall along the east property line, have screened the residential access road since the original development. This plan is proposing an additional 7 feet of landscaping with shrubs along the east property line. Wind Chime Way is a private street with access via an existing public easement, providing access to residential development, commercial vehicle wash, and this proposed gas station. The existing throat depth at the existing driveway on Warm Springs Road is 4.9 feet. This site plan provides 11.3 feet of throat depth. The short length of frontage along Warm Springs Road does not provide enough space for a detached sidewalk, and the surrounding area has attached sidewalks. The proposed building and site will meet the required 7 sustainability points. This development is adding 9 trees and a 12 foot wide landscape area along Warm Springs Road, that does not currently exist.

#### Prior Land Use Requests

| Application Number | Request                                                                                              | Action          | Date         |
|--------------------|------------------------------------------------------------------------------------------------------|-----------------|--------------|
| UC-21-0206         | Supper club in conjunction with an existing restaurant                                               | Approved by PC  | June 2021    |
| XC-2039-95         | Reclassified 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 |

### **Surrounding Land Use**

|       | <b>Planned Land Use Category</b>                   | <b>Zoning District (Overlay)</b> | <b>Existing Land Use</b>                    |
|-------|----------------------------------------------------|----------------------------------|---------------------------------------------|
| East  | Corridor Mixed-Use                                 | RM18                             | Access drive to a multi-family residential  |
| South | Public Use & Compact Neighborhood (up to 18 du/ac) | RS20 & RM18                      | Multi-family residential & place of worship |
| West  | Corridor Mixed-Use                                 | CG                               | Tire sales & installation                   |

### **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Comprehensive Planning**

#### Use Permit

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

Per Title 30, a gas station is a conditional use if it meets the layout and design standards outlines in 30.03.06B requiring canopies/fuel pumps to be 200 feet from an area subject to residential adjacency standards. However, the proposed gas station is located 157 feet from the existing multi-family residential property to the north, requiring a use permit. Staff finds that although the separation distance on the east side of the canopy is only 41 feet, that area is a drive aisle only used for residential access without actual homes. The primary concern is the proximity of residential homes to the north. Having the gas station close to a residential development can cause negative impacts to the residential area, including, but not limited to, noise, odors, air quality, and general quality of life. The request does not comply with Policy 1.4.5 of the Master Plan which promotes ensuring that the design and intensity of new development is compatible with established neighborhoods and uses, through standardized buffers and transitions. Staff cannot support the use permit.

#### Waivers of Development Standards

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

#### Waiver of Development Standards #1

Staff does not have any issue with the request for reduced buffering and screening along the east property line. Although the adjacent property to the east is zoned RM18, that portion of the parcel consists of only a private drive and public access easement that leads to the apartment complex buildings to the north. The residential access road is heavily landscaped and has approximately 50 feet of combined landscape between the east and west sides of the road, including the median. Therefore, reducing screening and buffering will not result in any significant negative impacts to the residential buildings. However, since staff cannot support the use permit and design review, staff cannot support this request.

#### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and 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.

Several aspects of this development are satisfactory, including internal access, parking lot design and landscaping, sufficient parking, building design and materials, and north property line buffer improvements. However, since staff cannot support the use permit or waivers, staff cannot support the design review.

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

##### Waiver of Development Standards #2

Staff cannot support the request to allow an existing attached sidewalk in place of a detached sidewalk. Warm Springs Road is an arterial street that accommodates a high volume of traffic. Additionally, detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic. With the redevelopment of the site, there is no reason a detached sidewalk cannot be installed.

##### Waiver of Development Standards #3

Staff finds that the reduced throat depth for the driveway on Warm Springs Road will result in vehicles stacking in the right-of-way. Since Warm Springs Road is an arterial street, it is important that traffic can flow without the impediment of vehicles attempting to access the site. With the redevelopment, there is no reason the site cannot meet minimum throat depth standard. Therefore, staff cannot support this request.

#### **Staff Recommendation**

Denial.

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



## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- 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.
- Applicant is advised that off-site improvement permits may be required.

### **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 #0168-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CIVIL 360 PLANNING & ENGINEERING

**CONTACT:** CIVIL 360 PLANNING & ENGINEERING, 4436 MURAL GLEN COURT,  
NORTH LAS VEGAS, NV 89084





# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 25-100834

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

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

## DETAILED SUMMARY PROJECT DESCRIPTION

Design Review for a proposed gasoline station with convenience store.  
Waiver of Development Standards to allow for a reduced throat depth at the shared access driveway off Warm Springs Road (east curb return); the proposed site plan provides a throat depth of 11.36' where 25.0 is required per USDCA Dwg No. 222.1.  
Use Permit for reduced separation from a gasoline station/ fuel canopy to a residential use to 157 feet to the north where 200 ft is required.

## PROPERTY OWNER INFORMATION

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

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

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

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

## APPLICANT INFORMATION (information must match online application)

NAME: CIVIL 360 Planning & Engineering

ADDRESS: 4436 Mural Glen Ct

CITY: North Las Vegas

STATE: NV

ZIP CODE: 89084

TELEPHONE: 702-899-6068 CELL 702-628-2707 ACCELA REFERENCE CONTACT ID # \_\_\_\_\_

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

NAME: CIVIL 360 Planning & Engineering

ADDRESS: 4436 Mural Glen Ct

CITY: North Las Vegas

STATE: NV

ZIP CODE: 89084

TELEPHONE: 702-899-6068 CELL 702-628-2707 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

September 10, 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 - Design Review, Waiver of Development Standards, and Use Permits**

To Whom It May Concern,

Please be advised that CIVIL 360 Planning & Engineering represents the Applicant, Murphy USA, on this Design Review and Waiver of Design Standard application for the proposed development on parcel having APN 177-02-816-007, located at 2250 E. Warm Springs Road.

This development includes land use applications for the following:

- Special Use Permit for reduced separation from a gasoline station/fuel canopy to a residential use to 157 feet to the north where 200 feet is required.
- Waiver of Development Standards to allow for a reduced throat depth at the shared access driveway off Warm Springs Road (east curb return); the proposed site plan provides a throat depth of 11.36' where 25.0' is required per USDCCA Dwg No. 222.1.
- Waiver of Development Standards to allow for attached sidewalks adjacent to the site along Warm Springs Road, where detached sidewalks are required per Title 30.04.01.
- Design Review for a proposed gasoline station with convenience store.

**SPECIAL USE PERMIT**

**Special Use Permit for Gasoline Station/Fuel Canopy**

On behalf of our client, CIVIL 360 respectfully requests approval of a Special Use Permit to allow the construction of a Gasoline Station/Fuel Canopy with reduced separation by use.

Request for a reduction in the requirement for separation from any residential use on a separate property. For the Gasoline Station under Title 30.44-1 Global Use Table, a 200-foot separation is required. The proposed site plan provides a separation of 157 feet to the north, from the fuel canopy to the nearest residential zoning property line; therefore, a separation reduction is being requested.

This proposal for a Gasoline Station/Fuel Canopy with reduced separation by use, is a compatible use allowed within the CG zoning with a Special Use Permit. The area surrounding this project is a mix of commercial, corridor mixed-use, residential multi-family 18, commercial professional, and residential single-family. This proposed development will comply with screening and landscape buffering along the north property line of the site that is adjacent to a residential multi-family use.



The existing site has an old BBQ restaurant which has been generating significant amounts of smoke in the adjacent residential area for a long time and has been an issue for some folks. This proposed project will provide a new and fresh development free from smoke. We feel this project will not only be a welcomed new business but will provide a needed service to the commercial businesses and residents in the area.

### **WAIVER OF DEVELOPMENT STANDARDS**

On behalf of our client, CIVIL 360 respectfully requests review and approval of a Waiver of Development Standard, described as follows:

#### **Throat Depth Waiver**

Request to allow for a reduced throat depth at the driveway along Warm Springs Road of 11.36' where 25.0' is required per USDCCA Dwg No. 222.1. Please note that the existing driveway's east curb return currently provides a throat depth of only 4.9'.

#### **Detached Sidewalk Waiver**

Request to allow for approximately 110 feet of attached sidewalk along Warm Springs Road where detached sidewalk is required per Title 30.04.01. Given the short length of frontage where the detached sidewalk is required, we are requesting a waiver; all sidewalks adjacent to and across the street from the site on Warm Springs Road, in the vicinity of the site, are currently attached sidewalk.

### **DESIGN REVIEW**

On behalf of our client, CIVIL 360 is respectfully requesting the review and approval of a Design Review for the above-mentioned parcel.

#### **Design Review for a proposed Gas Station with Convenience Store**

This proposed development is planning for an eight (8) pump gasoline station with 2,842 SF convenience store on approximately 41,366 SF (+/- 0.95 ac.) of land within Clark County.

The subject parcel is located at 2250 E. Warm Springs Road and is currently developed retail; the existing improvements will be demolished prior to construction of proposed improvements for this new development project. The site is located on the north side of Warm Springs Road between Spencer Street and Eastern Avenue. The site is bound by Warm Springs Road on the south, Wind Chime Way to the east, multi-family to the north, and retail to the west. The subject site shares a common property line with the developed parcel to the west.

The 2,842 SF Convenience Store requires 12 parking spaces including one (1) accessible space and the proposed site plan provides for a total of 12 parking spaces including one (1) accessible space; therefore, the site has been designed for more than adequate parking.

There are two (2) existing driveways to the parcel; one from an existing shared driveway off Warm Springs Road and the other existing driveway from Wind Chime Way; both driveways will remain as existing, however the east curb return on the Warm Springs Road driveway will be included as a part of the proposed improvements. Wind Chime Way is a private street with access via an existing public easement, providing access to the commercial lots on the east and west side of the street and to the multi-family residential development to the north.

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

Thank you in advance for your time and consideration of this new development project with application for a Design Review and Waiver of Development Standards. We look forward to receiving the County's feedback regarding this application.

If you have any questions or require additional information, please contact me direct at (702) 940-6942 or via email [jescobedo@civil360lv.com](mailto:jescobedo@civil360lv.com).

Respectfully Submitted,

**CIVIL 360 LLC**

  
Jennifer L. Escobedo, P.E.  
Principal

11/05/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-25-0646-NITE OWL, LLC:**

**ZONE CHANGE** to reclassify 0.66 acres from an RS3.3 (Residential Single-Family 3.3) Zone to a CG (Commercial General) Zone within the Airport Environs (AE-65) Overlay.

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

RELATED INFORMATION:

**APN:**

162-22-304-007; 162-22-304-008

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 517 E. Naples Drive
- Site Acreage: 0.66
- Existing Land Use: Multi-family residential

**Applicant's Justification**

The applicant states the area is transitioning towards commercial uses, and therefore, the request for CG zoning is appropriate.

**Prior Land Use Requests**

| Application Number           | Request                                                                                                                                                                 | Action                 | Date            |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-----------------|
| WC-25-400106<br>(UC-24-0441) | Waiver of conditions of a use permit requiring a special event to be approved for October 19, 2024 only                                                                 | Approved /denied by PC | October 7, 2025 |
| UC-24-0441                   | Recreational and entertainment facility with live entertainment for an outdoor event on the subject site and the abutting and adjacent properties to the north and east | Approved by PC         | October 2024    |

### Surrounding Land Use

|       | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use                    |
|-------|---------------------------|---------------------------|--------------------------------------|
| North | Entertainment Mixed-Use   | RS3.3 & CG (AE-65)        | Undeveloped & Gipsy nightclub/tavern |
| South | Public Use                | PF (AE-65 & AE-70)        | Undeveloped                          |
| East  | Entertainment Mixed-Use   | CG (AE-65)                | Piranha nightclub/tavern             |
| West  | Entertainment Mixed-Use   | RM50 (AE-65)              | Multi-family residential             |

### 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 CG zoning is conforming to the Entertainment Mixed-Use (EM) land use category on the site and is compatible with the surrounding area. The area has been transitioning to commercial uses where the abutting property to the north and the adjacent property to the east are already zoned CG. Although the adjacent property to the west is zoned residential (RM50), the subject site can incorporate buffering and screening with any future commercial development. The adjacent property to the south is undeveloped and owned by the Clark County Department of Aviation and will not be adversely impacted by this request. The request complies with Policy 1.4.4 of the Master Plan which encourages infill development and redevelopment in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. For these reasons, staff finds the request for CG zoning is appropriate for this location.

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

#### 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 Statute.



## **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**

- No comment.

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

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; to find instruction for submitting a Point of Connection (POC) request on the CCWRD website; and a CCWRD approved POC must be included when submitting civil improvement plans.

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

**APPLICANT: NITE OWL, LLC**

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



# Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-100930  
ASSESSOR PARCEL #(s): 162-22-304-007, 008

PROPERTY ADDRESS/ CROSS STREETS: 517 E. Naples Drive - Paradise Road/Naples Drive

## DETAILED SUMMARY PROJECT DESCRIPTION

Zone change to Commercial General (CG) with no plans.

## PROPERTY OWNER INFORMATION

NAME: Nite Owl LLC  
ADDRESS: 28 Burning Tree Court  
CITY: Las Vegas STATE: NV ZIP CODE: 89113  
TELEPHONE: 702-499-1963 CELL: \_\_\_\_\_

## APPLICANT INFORMATION (information must match online application)

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

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

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

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

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

Jerry Masini  
Property Owner (Signature)\*

Jerry Masini  
Property Owner (Print)

7/23/25  
Date

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

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

September 1, 2025

*Via Upload*

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

Re: Justification Letter  
APNs: 162-22-304-007, 008

To Whom It May Concern:

This firm represents Nite Owl LLC (the "Applicant") in the above referenced matter.

The Applicant is requesting a zone change for property generally located west of Paradise Road and south of Naples Drive, bearing Clark County APNs 162-22-304-007, 008 (the "Property"). The Property is currently zoned RS3.3 and master planned Entertainment Mixed-Use (EM). The Applicant requests a zone change from RS3.3 to Commercial General (CG) to allow for a future commercial development. The Applicant owns nearby property that either are or will also be developed for a commercial use. Therefore, a zone change to CG is appropriate as the vicinity of the subject site is transitioning towards commercial development.

Thank you for your consideration of this request. If you have any questions, please feel free to contact me.

Sincerely,

  
Maren Parry