



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

April 28, 2026

7:00pm

Note:

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

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

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

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

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

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

- III. Approval of Minutes for April 14, 2026 (For possible action)
- IV. Approval of the Agenda for April 28, 2026 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items (for discussion only)
- VI. Planning and Zoning

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

2. **VS-26-0143-CHURCH NAZARENE LAS VEGAS:**
VACATE AND ABANDON easements of interest to Clark County located between Pecos McLeod Int and Mojave Road, and Viking Road and Twain Avenue; and a portion of right-of-way being Viking Road located between Mojave Road and Pecos McLeod Int within Paradise (description on file). TS/sd/cv (For possible action) PC 5/5/26

3. **UC-26-0175-CHURCH NAZARENE LAS VEGAS:**
USE PERMIT to allow communication utility building.
WAIVER OF DEVELOPMENT STANDARDS to eliminate buffering and screening.
DESIGN REVIEW for a communication utility building on a 0.41 acre portion of 2.84 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located east of Mojave Road and north of Viking Road within Paradise. TS/sd/cv (For possible action) PC 5/5/26

4. **PA-26-700013-WAGNER ROBERT E & HILDA D:**
PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Ranch Estate Neighborhood (RN) on 1.04 acres. Generally located south of Oquendo Road and west of Pecos Road within Paradise. JG/rk (For possible action) PC 5/19/26

5. **VS-26-0173-BP FLAMINGO, LLC:**
VACATE AND ABANDON portion of a right-of-way being Pinecrest Street located between Flamingo Road and Viking Road within Paradise (description on file). TS/jm/cv (For possible action) PC 5/19/26

6. **AR-26-400027 (UC-22-0556)-LV DIAMOND PROPERTY I, LLC:**
WAIVER OF DEVELOPMENT STANDARDS SECOND APPLICATION FOR REVIEW to eliminate street landscaping for an existing racetrack, recreational facility, and fairgrounds on 37.6 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the east side of Koval Lane and the north side of Harmon Avenue within Paradise. JG/md/cv (For possible action) BCC 5/20/26

7. **SDR-26-0177-SG VEGAS OWNER, LLC**
SIGN DESIGN REVIEWS for the following: 1) increase the area of electronic signs; and 2) increase the number of electronic signs in conjunction with a previously approved comprehensive sign plan for an existing shopping center on 9.46 acres in a CR (Commercial Resort) Zone. Generally located east of Las Vegas Boulevard South and south of Harmon Avenue within Paradise. JG/rg/cv (For possible action) **BCC 5/20/26**

8. **VS-26-0213-MGM RESORTS FESTIVAL GROUNDS, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Reno Avenue and Mandalay Bay Road, and Giles Street and Las Vegas Boulevard South, and a portion of a right-of-way being Giles Street located between Reno Avenue and Mandalay Bay Road within Paradise (description on file). JG/mh/cv (For possible action) **BCC 5/20/26**

9. **WS-26-0212-MGM RESORTS FESTIVAL GROUNDS, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) increase retaining wall height; and 3) alternative driveway geometrics. **DESIGN REVIEW** for a proposed museum (memorial park) on 2 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located south of Reno Avenue and west of Giles Street within Paradise. JG/mh/cv (For possible action) **BCC 5/20/26**

10. **WS-26-0184-COUNTY OF CLARK(AVIATION) & HANGER 145-18, LLC LEASE:**
WAIVER OF DEVELOPMENT STANDARDS for modified driveway geometrics. **DESIGN REVIEW** for proposed aircraft hangars in conjunction with an existing office/warehouse and aircraft hangar complex on 12.7 acres in a PF (Public Facility) Zone within the Airport Environs (AE-60, AE-65, & AE-70) Overlay. Generally located south of Reno Avenue and east of Haven Street within Paradise. JG/rg/cv (For possible action) **BCC 5/20/26**

VI. General Business (For possible action)

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

VIII. Next Meeting Date: May 12, 2026.

IX. Adjournment.

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

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



Paradise Town Advisory Board

April 14, 2026

MINUTES

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

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

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

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

Rich Ruggles; Planning, Blanca Vazquez; Community Liaison

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

II. Public Comment:
None

III. Approval of March 31, 2026 Minutes

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

Approval of Agenda for April 14, 2026

Moved by: Williams
Action: Approve with changes
Vote: 4-0 Unanimous

IV. Informational Items (For Discussion only)

VI. Planning & Zoning

1. **SC-26-0136-FLAMINGO LV OPERATING CO., LLC:**
STREET NAME CHANGE to name a private drive Vanderpump Lane. Generally located east of Las Vegas Boulevard South and north of Flamingo Road within Paradise. TS/jl/cv (For possible action) **PC 4/21/26**

Withdrawn without prejudice per applicant

2. **UC-26-0128-MARINA ESTATES, LLC:**
USE PERMIT to allow retail as a principal use in conjunction with an existing office/warehouse complex on a portion of 3.8 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located north of Sunset Road and east of McLeod Drive within Paradise. JG/sd/cv (For possible action) **PC 4/21/26**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

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

No show. Return to the 4/28/26 Paradise TAB meeting

4. **ET-26-400026 (UC-23-0517)-747 E TWAIN AVE, LLC:**
USE PERMIT FIRST EXTENSION OF TIME for a multi-family development.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce trash enclosure setbacks; 2) allow alternative trash enclosure design; 3) reduce parking; 4) reduce width of parking spaces; 5) eliminate parking lot landscaping; and 6) reduce open space.
DESIGN REVIEW for a multi-family development on 0.3 acres in a C-R (Commercial Resort) Zone. Generally located south of Twain Avenue and west of University Center Drive within Paradise. TS/md/kh (For possible action) **PC 5/5/26**

MOVED BY-Williams

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

5. **UC-26-0156-RUBY HOLDINGS, LLC:**
USE PERMITS for the following: 1) museum; and 2) office as a primary use.
WAIVER OF DEVELOPMENT STANDARDS to reduce parking.
DESIGN REVIEW for a proposed museum in conjunction with an existing office/warehouse and mini-warehouse complex on 5.16 acres in an IL (Industrial Light) Zone. Generally located south of Hacienda Avenue and west of Cameron Street within Paradise. MN/nai/kh (For possible action) **PC 5/5/26**

MOVED BY-Williams

APPROVE- Subject to IF approved staff conditions

Added conditions

- **Add paint striping for parking spots**
- **Safety marking out outside display's**
- **Work with Planning staff on the added conditions**

VOTE: 4-0 Unanimous

- VI. General Business (for possible action)
None
- VII. Public Comment
Neighbor shared concerns on the homeless problem. Board referred neighbor to Blanca
- VIII. Next Meeting Date
The next regular meeting will be April 28, 2026
- IX. Adjournment
The meeting was adjourned at 7:30 p.m.

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

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

RELATED INFORMATION:

APN:

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

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

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

Prior Land Use Requests

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

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Spring Mountain Road improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: U S HUI DE REAL ESTATE INVESTMENT CORP
CONTACT: JULIA GARRAD, ZENITH ENGINEERING, 1980 FESTIVAL PLAZA DRIVE,
SUITE 450, LAS VEGAS, NV 89135

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0143-CHURCH NAZARENE LAS VEGAS:

VACATE AND ABANDON easements of interest to Clark County located between Pecos McLeod Int and Mojave Road, and Viking Road and Twain Avenue; and a portion of right-of-way being Viking Road located between Mojave Road and Pecos McLeod Int within Paradise (description on file). TS/sd/cv (For possible action)

RELATED INFORMATION:

APN:

162-13-708-015

LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC USE

BACKGROUND:

Project Description

The applicant is requesting the vacation and abandonment of a portion of right-of-way to accommodate a detached sidewalk, as well as the patent easements that are no longer necessary for the development of this site.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-1130-04	Zone change from R-1 zone to a C-1 Zone and design review for plant nursery - expired	Approved by BCC	November 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Open Lands	RS5.2	Undeveloped
South	Corridor Mixed-Use (less than 18 du/ac)	CG	Shopping center
West	Public Use	RS5.2	Place of worship

Related Applications

Application Number	Request
UC-26-0175	Use permit, waiver of development standards, and design review for a communication utility building is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- 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: NETWORK BUILDING + CONSULTING
CONTACT: NETWORK BUILDING + CONSULTING, 300 UNICORN PARK, 501,
WOBURN, MA 01801

DRAFT



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100323
ASSESSOR PARCEL #(s): 161-18-402-014

PROPERTY ADDRESS/ CROSS STREETS: FLAMINGO ROAD & PINECREST STREET

DETAILED SUMMARY PROJECT DESCRIPTION

VACATION AND ABANDONMENT PORTION OF TO ALLOW FOR A DETACHED SIDEWALK FOR A PREVIOUSLY APPROVED PROJECT (UC-25-0756).

PROPERTY OWNER INFORMATION

NAME: BP FLAMINGO LLC (JOSEPH BONIFATTO)
ADDRESS: 3680 EAST FLAMINGO RD
CITY: LAS VEGAS STATE: NV ZIP CODE: 89121
TELEPHONE: N/A CELL N/A

APPLICANT INFORMATION (information must match online application)

NAME: JOE BONIFATTO
ADDRESS: 3960 HOWARD HUGHES, PARKWAY STE 150
CITY: LAS VEGAS SUITE STATE: NV ZIP CODE: 89169
TELEPHONE: 702-725-5700 CELL 702-491-0472 ACCELA REFERENCE CONTACT ID # N/A

CORRESPONDENT INFORMATION (information must match online application)*

NAME: JAY BROWN/LEBENE OHENE
ADDRESS: 520 SOUTH SUITE 200
CITY: LAS VEGAS STATE: NV ZIP CODE: 89101
TELEPHONE: 702-598-1429 CELL 702-561-70 ACCELA REFERENCE CONTACT ID # 173825

*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)*

JOSEPH BONIFATTO
Property Owner (Print)

FEBRUARY 25, 2025
Date

February 24, 2026

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

**RE: Dutch Bros & Zaxby's (UC-25-0756, APN: 161-18-402-014)
3680 E. Flamingo Rd
ROW Vacation Justification Letter**

To Whom It May Concern:

On behalf of the Developer, BP Flamingo LLC, we would like to submit this ROW Vacation for proposed Dutch Bros Coffee and Zaxby's commercial development located at 3680 E Flamingo Road in Las Vegas, NV. Project proposes 5.0' vacation of right-of-way along Pinecrest Street for the code required detached sidewalk as required by the Notice of Final Action (NOFA) dated 12/30/25 for UC-25-0756.

Thank you,

Hannah Lancaster Yale, PE
Project Manager
Commercial Development Resources
(949) 610-8997
hlancaster@cdrwest.com

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0175-CHURCH NAZARENE LAS VEGAS:

USE PERMIT to allow communication utility building.

WAIVER OF DEVELOPMENT STANDARDS to eliminate buffering and screening.

DESIGN REVIEW for a communication utility building on a 0.41 acre portion of 2.84 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located east of Mojave Road and north of Viking Road within Paradise. TS/sd/cv
(For possible action)

RELATED INFORMATION:

APN:

162-13-708-007; 162-13-708-015

WAIVER OF DEVELOPMENT STANDARDS:

Eliminate buffering and screening requirements along the west property line where a 15 foot wide landscape strip consisting of 2 off-set rows of evergreen trees is required per Section 30.04.02C.

LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3288 E. Viking Road
- Site Acreage: 0.41 (project site)/2.84 (total)
- Project Type: Communication utility building
- Building Height (feet): 11
- Square Feet: 336
- Sustainability Required/Provided: 7/0

Site Plans

The plans depict a proposed communication utility building on an undeveloped parcel (APN 162-13-708-015) along Viking Road. The facility includes a fiber hut, generator and vault that are within a compound. The compound is set back 60 feet, 80 feet, and 24 feet from the south, west, and east property lines, respectively. A proposed 8 foot high CMU masonry wall will be installed along the perimeter of the compound, as well as a swing gate facing the right-of-way that is 65 feet from the south property line. The plans depict a turnaround area in front of the compound for vehicles that visit the site for maintenance.

Landscaping

The plans depict street landscaping within 2 landscape strips that are 5 feet wide on each side of a 5 foot wide sidewalk. The landscaping within these strips includes 3 large trees at 30 feet on center with shrubs planted between the trees on the west side of the driveway, and along the east side of the driveway are 2 small trees, 10 feet apart. The number of trees and shrubs provided will meet Title 30 requirements. No landscaping is proposed along the west property line for the required buffering and screening and is subject of a waiver of development standards to eliminate buffering and screening.

Elevations

The plans depict a 336 square feet communication utility building (fiber hut) that is 11 feet in height with a flat roof line. The building will be constructed of concrete walls that will be painted a neutral tan color.

Applicant's Justification

The applicant states the fiber hut that is being installed will contain the necessary equipment to support the processing and management of their future fiber network in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-1130-04	Zone change from R-1 zone to a C-1 Zone and design review for plant nursery -expired	Approved by BCC	November 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands & Neighborhood Commercial	PF	School
South	Corridor Mixed-Use (less than 18 du/ac)	CG	Shopping center
East	Compact Neighborhood (up to 18 du/ac)/Public Use	RM-18	Multi-family residential
West	Public Use	RS5.2	Place of worship

Related Applications

Application Number	Request
VS-26-0143	Vacation and abandonment of easements and right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis
Comprehensive Planning
Use Permit

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

Waiver of Development Standards

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

The purpose of screening and buffering landscaping is to ensure that adjacent non-commercial uses within residential districts do not disrupt the character or use of surrounding properties. In this case, staff finds the proposed use will not negatively impact the adjacent property to the west, as the property to the west is a place of worship. Therefore, staff can support this request.

Design Review

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

Use Permit & Design Review

Staff finds that the request is compatible with the surrounding uses and complies with Master Policy 5.5.2 which encourages the expansion of infrastructure throughout Clark County. The driveway design allows the site maintenance crew to be able to access the site without obstructing traffic. Street landscaping is provided per Code and the proposed structure and enclosure have been designed to reduce the impact of the structures on the surrounding uses; therefore, staff can support 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

- 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;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NETWORK BUILDING + CONSULTING

**CONTACT: NETWORK BUILDING + CONSULTING, 300 UNICORN PARK, 501,
WOBURN, MA 01801**



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-24-101516

ASSESSOR PARCEL #(s): 162-13-708-015

PROPERTY ADDRESS/ CROSS STREETS: 3288 East Viking Road, Las Vegas, NV 89121

DETAILED SUMMARY PROJECT DESCRIPTION

Crown Castle proposes to install a 30'x50' walled compound on parcel 162-13-708-015. Within this compound will be a 12'x28' fiber hut, four fiber vaults and an 80 kW generator. Additionally, an access road with parking will be installed. Per the Clark County Department of Public Works, site improvements were required with this development. The site improvements included the proposed installation a detached sidewalk, landscaping and gutter.

PROPERTY OWNER INFORMATION

NAME: Las Vegas Church of Nazarene - Mike Hubsby
ADDRESS: 3825 Pecos-McLeod Interconnect
CITY: Las Vegas STATE: NV ZIP CODE: 01801
TELEPHONE: 702-528-1390 CELL 702-528-1390

APPLICANT INFORMATION (information must match online application)

NAME: Rossana Ferrante
ADDRESS: 300 Unicorn Park Drive, Suite 0501
CITY: Woburn STATE: MA ZIP CODE: 77024
TELEPHONE: 781-576-9030 CELL 781-576-9030 ACCELA REFERENCE CONTACT ID # Pending

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Rossana Ferrante
ADDRESS: 300 Unicorn Park Drive, Suite 0501
CITY: Woburn STATE: MA ZIP CODE: 01801
TELEPHONE: 781-576-9030 CELL 781-576-9030 ACCELA REFERENCE CONTACT ID # Pending

*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)* _____ Michael Hubsby, Board Secretary, Las Vegas Church of Nazarene _____ 12./29/2025 _____
Property Owner (Print) Date



February 10, 2026

Subject: Justification Letter for Vacation & Abandonment at 3288 E. Viking Road

To Whom it May Concern:

NB+C is pleased to submit this justification letter in reference to the proposed installation of a detached sidewalk at the front of APN: 162-13-708-015. We are requesting 5' to be vacated from the 30' Right-of-Way per DOC#0718.0577152. This 780 sq. footage will survey as the grass area before our detached sidewalk. By vacating this area, this will allow a smooth transition for pedestrians traveling east along the sidewalk from 3825 Pecos McLeod Interconnect. In addition, there is an existing patent easement on the west 33' and south 3' of the current parcel as recorded in File 19 of parcel maps at Page 29, Clark County Nevada Official Records that we request be vacated for our site development needs.

If you have any questions about this project, please don't hesitate to contact me.

Respectfully submitted,
NB+C ENGINEERING SERVICES, LLC

Daniel Corning, P.E.
Engineering Program Manager
dcorning@nbcllc.com
617.851.5738



September 30, 2025

Subject: Justification Letter for Vacation & Abandonment at 3288 E. Viking Road

To Whom it May Concern:

NB+C is pleased to submit this justification letter in reference to the proposed installation of a detached sidewalk at the front of APN: 162-13-708-015. We are requesting 5' to be vacated from the 30' Right-of-Way per DOC#0718.0577152. This 780 sq. footage will survey as the grass area before our detached sidewalk. By vacating this area, this will allow a smooth transition for pedestrians traveling east along the sidewalk from 3825 Pecos McLeod Interconnect.

If you have any questions about this project, please don't hesitate to contact me.

Respectfully submitted,
NB+C ENGINEERING SERVICES, LLC

Daniel Corning, P.E.
Engineering Program Manager
dcorning@nbcllc.com
617.851.5738

05/19/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-26-700013-WAGNER ROBERT E & HILDA D:

PLAN AMENDMENT to redesignate the existing land use category from Neighborhood Commercial (NC) to Ranch Estate Neighborhood (RN) on 1.04 acres.

Generally located south of Oquendo Road and west of Pecos Road within Paradise. JG/rk (For possible action)

RELATED INFORMATION:

APN:

162-36-601-004

EXISTING LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

PROPOSED LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3345 Oquendo Road
- Site Acreage: 1.04
- Existing Land Use: Single family residential

Site Overview

The approximately 1 acre subject parcel has a Master Plan land use category of Neighborhood Commercial (NC) and is zoned RS20 (Residential Single-Family 20). A proposed master plan amendment to Ranch Estate Neighborhood (RN) is needed for the purpose of subdividing the eastern portion of the parcel to have a future single-family dwelling. Additionally, the surrounding properties adjacent to the site are also zoned RS20.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-20-0102	Zone change from C-P to R-E zoning for an existing single-family residence	Approved by BCC	May 2020
ZC-1496-99	Zone change from R-E to C-P zoning to convert the single-family residence to an office building	Approved by BCC	November 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood	RS10	Single-family residential
South	Neighborhood Commercial	RS20	Single-family residential
East	Neighborhood Commercial	RS20	Single-family residential; undeveloped
West	Public Use	P-F	Del Sol High school

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

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

The proposed change is from Entertainment Mixed-Use (EM) to Ranch Estate Neighborhood (RN). Intended primary land uses in the proposed Ranch Estate Neighborhood (RN) land use category include single-family detached homes. Supporting land uses include uses related to the raising and keeping of animals for personal enjoyment or food production, accessory dwelling units, and neighborhood-serving public facilities such as parks, trails, open space, schools, libraries, and other complementary uses.

The subject parcel is designated Neighborhood Commercial (NC) on the Paradise Land Use Map of the Master Plan. Per this land use plan category, this parcel could be rezoned to a commercial zoning district. Considering the existing rural residential development on this site and the adjacent parcels to the south and east, it is now determined that commercial development at this location may not be appropriate; and therefore, redesignating the parcels to the Ranch Estate Neighborhood (RN) category will help maintain a consistent and compatible development pattern in the area between Sage Brush Street and Pecos Road.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 17, 2026 at 9:00 a.m., unless otherwise announced.

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

STAFF ADVISORIES:

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

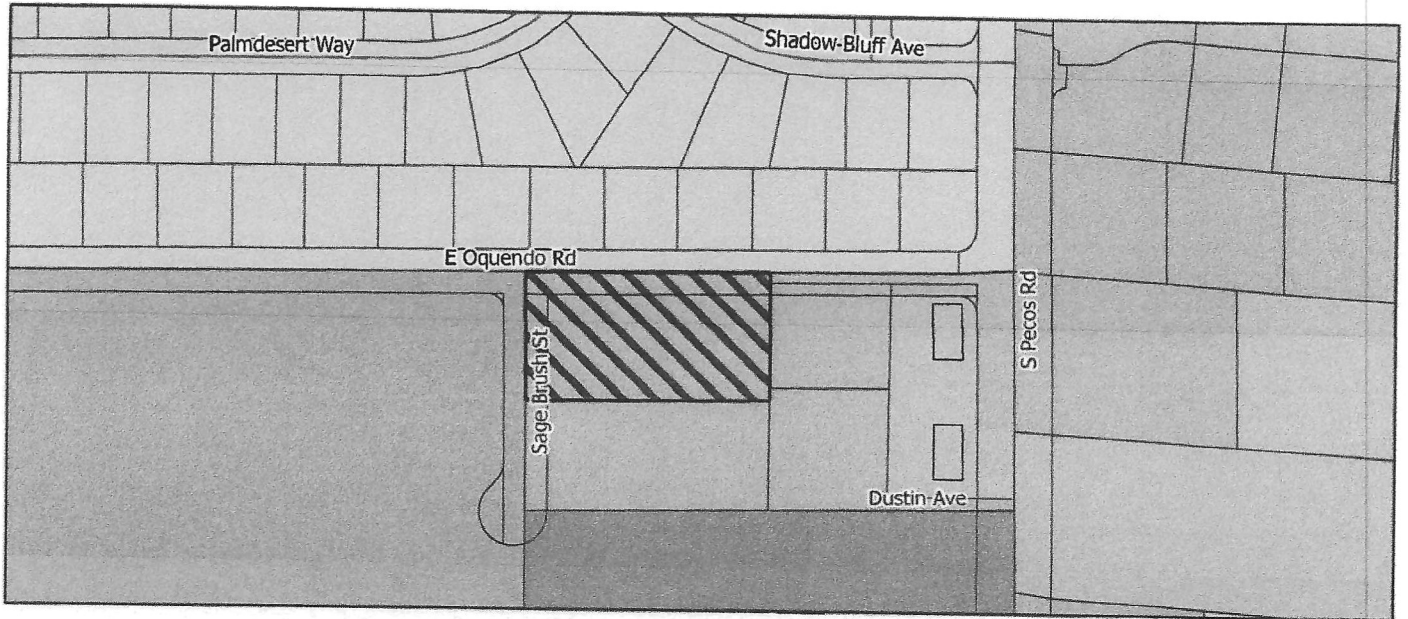
APPLICANT: CLARK COUNTY COMPREHENSIVE PLANNING

CONTACT: CLARK COUNTY COMPREHENSIVE PLANNING, 500 S. GRAND
CENTRAL PARKWAY, LAS VEGAS, NV 89155

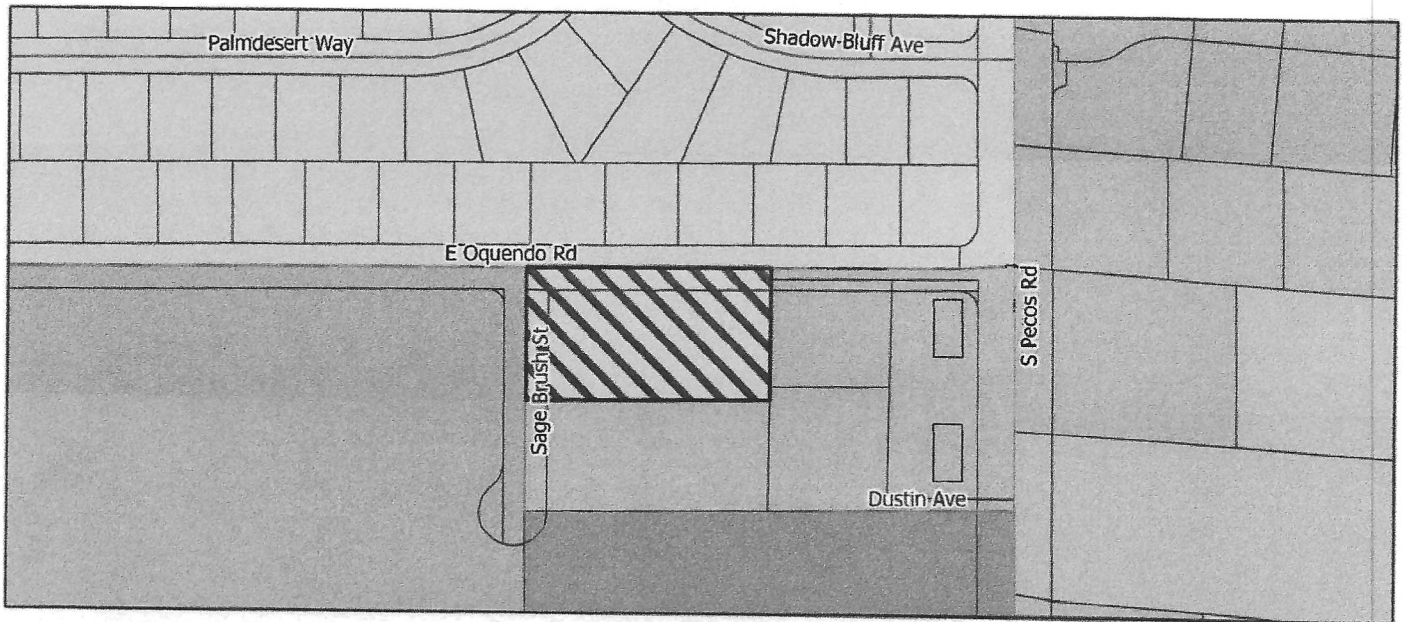
DRAFT

Planned Land Use Amendment PA-26-700013

DRAFT



Current



Requested

Requested Area To Change

Planning Areas

Neighborhoods

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

Commercial and Mixed Use

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

Employment

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

Other

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

Winchester Paradise
Clark County, Nevada

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # PA-26-700013

ASSESSOR PARCEL #(s): 162-36-601-004

PROPERTY ADDRESS/ CROSS STREETS: Oquendo Rd/ Pecos Rd

DETAILED SUMMARY PROJECT DESCRIPTION

To amend the Paradise Land Use Map of the Clark County Master Plan from Neighborhood Commercial (NC) to Ranch Estates Neighborhood (RN) -which will align with the current use and zoning (RS20) on the property.

PROPERTY OWNER INFORMATION

NAME: WAGNER ROBERT E & HILDA D
ADDRESS: 3345 E OQUENDO RD.
CITY: _____ STATE: _____ ZIP CODE: _____
TELEPHONE: _____ CELL: _____

APPLICANT INFORMATION (information must match online application)

NAME: Clark County Comprehensive Planning
ADDRESS: 500 South Grand Central Parkway
CITY: Las Vegas STATE: NV ZIP CODE: 89155
TELEPHONE: 702-455-4314 CELL: _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Clark County Comprehensive Planning/Rob Kaminski
ADDRESS: 500 South Grand Central Parkway
CITY: Las Vegas STATE: NV ZIP CODE: 89155
TELEPHONE: 702-455-5017 CELL: _____ ACCELA REFERENCE CONTACT ID # _____

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

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

See attached AG

Property Owner (Signature)* _____

Property Owner (Print) _____

Date _____

4

**CLARK COUNTY BOARD OF COMMISSIONERS
ZONING / SUBDIVISIONS / LAND USE**

AGENDA ITEM

Petitioner: Jennifer Ammerman, Deputy Director, Department of Comprehensive Planning

Recommendation: AG-26-900139: Discuss whether to initiate a Master Plan Amendment for Assessor's Parcel Number (APN) 162-36-601-004, and direct staff accordingly. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

Commissioner Gibson requests that the Board of County Commissioners (Board) discuss whether to initiate a Master Plan Amendment for APN 162-36-601-004, generally located south of Oquendo Road and west of Pecos Road. The approximately 1.0-acre subject parcel has a Master Plan land use category of Neighborhood Commercial (NC) and is zoned RS20 (Residential Single-Family 20).

An existing single-family residence was constructed on the site in 1973. In 1999, ZC-1496-99 was approved to rezone the site to the C-P (Office and Professional) zoning district. In 2020, NZC-20-0102 was approved to rezone the site back to the RS20 (Residential Single-Family 20) zoning district [previously (R-E)]. NZC-20-0102 was approved subject to no resolution of intent and staff prepared an ordinance to change the zoning map. The ordinance was adopted and the zoning for the site was changed to RS20 (Residential Single-Family 20).

The Master Plan Amendment would redesignate the planned land use category from Neighborhood Commercial (NC) to Ranch Estate Neighborhood (RN). The RS20 (Residential Single-Family 20) zoning district is conforming to the Ranch Estate Neighborhood (RN) Master Plan land use category. The Master Plan Amendment from Neighborhood Commercial (NC) to Ranch Estate Neighborhood (RN) would align the current zoning of the parcel with the Master Plan.

Staff requests the Board discuss and direct staff accordingly.

**BACK UP
INFORMATION**

Cleared For Agenda
03/18/26

4

05/19/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0173-BP FLAMINGO, LLC:

VACATE AND ABANDON portion of a right-of-way being Pinecrest Street located between Flamingo Road and Viking Road within Paradise (description on file). TS/jm/cv (For possible action)

RELATED INFORMATION:

APN:

161-18-402-014

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon a portion of Pinecrest Street for the installation of detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-25-0756	Use permit, waivers of development standards, and design review for proposed restaurant buildings with drive-thrus	Approved by BCC	December 2025
ZC-283-89	Zone change from R-1 to C-2 for a 6,000 square foot bank branch with drive-thru ATM	Approved by BCC	November 1989
ZC-3-86	Zone change from R-1 to C-2 for a 15,000 square foot commercial complex - expired	Approved by BCC	February 1986

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Undeveloped & single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS5.2	Single-family residential
East	Corridor Mixed-Use	CG	Shopping center
West	Corridor Mixed-Use	CG	Shopping center

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

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

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JOE BONIFFATO

CONTACT: LEBENE AIDAM-OHENE, BROWN BROWN & PREMSRIRUT, 520 S. FOURTH STREET, SUITE 200, LAS VEGAS, NV 89101

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-26-400027 (UC-22-0556)-LV DIAMOND PROPERTY I, LLC:

WAIVER OF DEVELOPMENT STANDARDS SECOND APPLICATION FOR REVIEW

to eliminate street landscaping for an existing racetrack, recreational facility, and fairgrounds on 37.6 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the east side of Koval Lane and the north side of Harmon Avenue within Paradise. JG/md/cv (For possible action)

RELATED INFORMATION:

APN:

162-21-510-038 through 162-21-510-040; 162-21-601-009; 162-21-613-001 through 162-21-613-011

WAIVER OF DEVELOPMENT STANDARDS:

Eliminate street landscaping, including detached sidewalks, where required per Table 30.64-2 and Figure 30.64-17.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 200 to 260 E. Harmon Avenue, 4230 to 4280 Charlotte Drive, 305 E. Rochelle Avenue to 4265 E. Rochelle Avenue
- Site Acreage: 37.6
- Project Type: Racetrack
- Number of Stories: 4
- Building Height (feet): 74
- Square Feet: 300,000
- Parking Required/Provided: 1,200/1,200

History & Request

UC-22-0556 was approved in November 2022 for a racetrack, recreational facility, and fairgrounds located on a 37.6 acre site. Waiver of development standards number 10 from the original application was approved to eliminate street landscaping, including the detached sidewalk, along Rochelle Avenue, Harmon Avenue, and Koval Lane. In order to assess the future street landscaping needs for the site, a 4 year review was added for the subject waiver of development standards. This application for review is only to address the status of street

landscaping, including the detached sidewalks, along Rochelle avenue, Harmon Avenue, and Koval Lane.

Previous Conditions of Approval

Listed below are the approved conditions for AR-24-400125 (UC-22-0556):

Comprehensive Planning

- Tree fee-in-lieu for waived parking lot trees is required to be paid within 180 days.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-22-0556:

Current Planning

- Expunge UC-19-0667;
- 2 years to review the waivers of development standards for all on-site landscaping (not including street landscaping);
- 4 years to review the waiver of development standards for street landscaping including the detached sidewalks;
- Residents of the abutting residential development and the County staff to be notified a minimum of 30 days prior to each outdoor special event planned providing details of the proposed event activities and timeline, excluding the Formula 1 race;
- A temporary commercial permit must be submitted and approved for every outdoor special event, excluding the Formula 1 race;
- Generally, the operating hours for all outdoor events, excluding the Formula 1 race, will end at midnight, Sunday through Thursday. Outdoor events that include hours of operation ending after midnight Sunday through Thursday, will be requested through the temporary commercial permit application;
- 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; approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; the installation and use of cooling systems that consumptively use water will be prohibited; 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 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 to include 10 feet for Harmon Avenue and 10 feet for Koval Lane;
- Applicant/owner to either construct full off-site improvements on Harmon Avenue and Koval Lane within 4 years or, within 30 days of the County's opening bid for the Harmon Avenue and Koval Lane improvement projects, pay a contribution for local roadway, drainage, or trail-related improvements in lieu of constructing full off-site improvements on Harmon Avenue and Koval Lane as determined by Public Works;
- The installation of full off-site improvements on Rochelle Avenue is deferred for up to 4 years, or sooner if Clark County has an improvement project;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Execute a Restrictive Covenant Agreement (deed restrictions) for Rochelle Avenue;
- Within 30 days of the BCC approval of the Howard Hughes Parkway alignment, dedicate right-of-way for said alignment, which will not require any portion of APN 162-21-601-007;
- Within 30 days of the BCC approval of the Howard Hughes Parkway alignment, provide such additional dedication of portions of APNs 162-21-510-038 through 162-21-510-040 and 162-21-613-001 through 162-21-613-011 to accommodate additional property needed based on solutions developed by Clark County for the Howard Hughes Parkway Alignment, other than on APN 162-21-601-007;
- Within 6 months of the BCC approval of the Howard Hughes Parkway, all public and private improvements on and adjacent to APNs 162-21-510-038 through 040 and 162-21-613-001 through 011 shall be removed by the applicant/owner;
- 30 days to coordinate with Public Works - Design Division for the Howard Hughes Parkway, Harmon Avenue, and Koval Lane improvement projects;
- Vacate any unnecessary rights-of-way and/or easements determined by Public Works.
- Applicant is advised 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, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code; Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.

- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Applicant's Justification

Since the original approval, the County has identified several roadway improvements for the area. Of note in the CCPW Design Projects list from March 4, 2026: 1) Koval Lane Widening, Harmon Avenue to Sands Avenue. this project is in the design Phase at 60% complete design (Project Numbers: S160824, S160121); and 2) Harmon Avenue, Audrie St to La Mar Circle, this project is in the design phase at 90% complete design (Project Number: S003203). At this time and due to ongoing improvement projects on the adjacent roadways, the applicant requests additional time be provided for this review.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-24-400125 (UC-22-0556)	First application for review to eliminate parking lot landscaping and eliminate landscaping adjacent to a less intensive use	Approved by BCC	February 2025
AR-24-400123 (UC-23-0599)	Application for review for use permits for caterer, temporary construction activities, and for temporary construction storage with waivers of development standards to allow a catering facility, eliminate parking and loading spaces, eliminate landscaping and screening, allow site design standards and waive noise standards with a design review	Approved by BCC	January 2025
AR-24-400124 (UC-23-0592)	Application for review for use permits for temporary construction storage and parking lot with waiver of development standards to waive noise and design review for temporary construction storage, staging, and parking lot	Approved by BCC	September 2023
WS-23-0484	Waiver of development standards and design reviews for a comprehensive sign package	Approved by BCC	September 2023
VS-23-0460	Vacated and abandoned easements and portions of right-of-way	Approved by BCC	September 2023
UC-22-0556	Use permits, waivers of development standards, and design reviews for a racetrack	Approved by BCC	November 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR (AE-60)	Tuscany Suites & Casino, Ellis Island casino & hotel
South	Entertainment Mixed-Use	CR & RM50 (AE-60)	Multi-family developments, including the Marie Antoinette, & hotel/timeshare
East	Entertainment Mixed-Use	CR (AE-60)	Multi-family development & undeveloped
West	Entertainment Mixed-Use	CR (AE-60)	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

A review was required for UC-22-0556 regarding the previously approved waiver of development standards to eliminate street landscaping, including detached sidewalks, along Rochelle Avenue, Harmon Avenue, and Koval Lane. The Department of Public Works currently has ongoing capital improvement projects along Harmon Avenue and Koval Lane. There is existing street landscaping consisting of large palm trees, located behind the attached sidewalk, adjacent to Koval Lane. This street landscape area measures roughly 1,000 linear feet in length with a landscape width measuring between 20 feet to 24 feet. Based on an aerial photograph from January 2026, there are 24 large palm trees within this street landscape area. Furthermore, based on the same aerial photograph from January 2026, there is not any existing street landscaping along Koval Lane or Rochelle Avenue. Staff recommends a 2 year review period to further evaluate the previously approved request to waive street landscaping, including the detached sidewalks, and the status of the capital improvement projects along Harmon Avenue and Koval Lane.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Until November 2, 2028 to review the waiver of development standards for street landscaping including the detached sidewalks.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an application for review; the application for review may be

denied if the project has not demonstrated compliance with conditions of approval; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study shall be required with future development as determined by Public Works - Development Review;
- After the Board of County Commissioners award approval of the bid for the Harmon Avenue and Koval Lane improvement projects, the applicant has thirty (30) days to pay the cost contribution for their portion of the off-site improvements.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

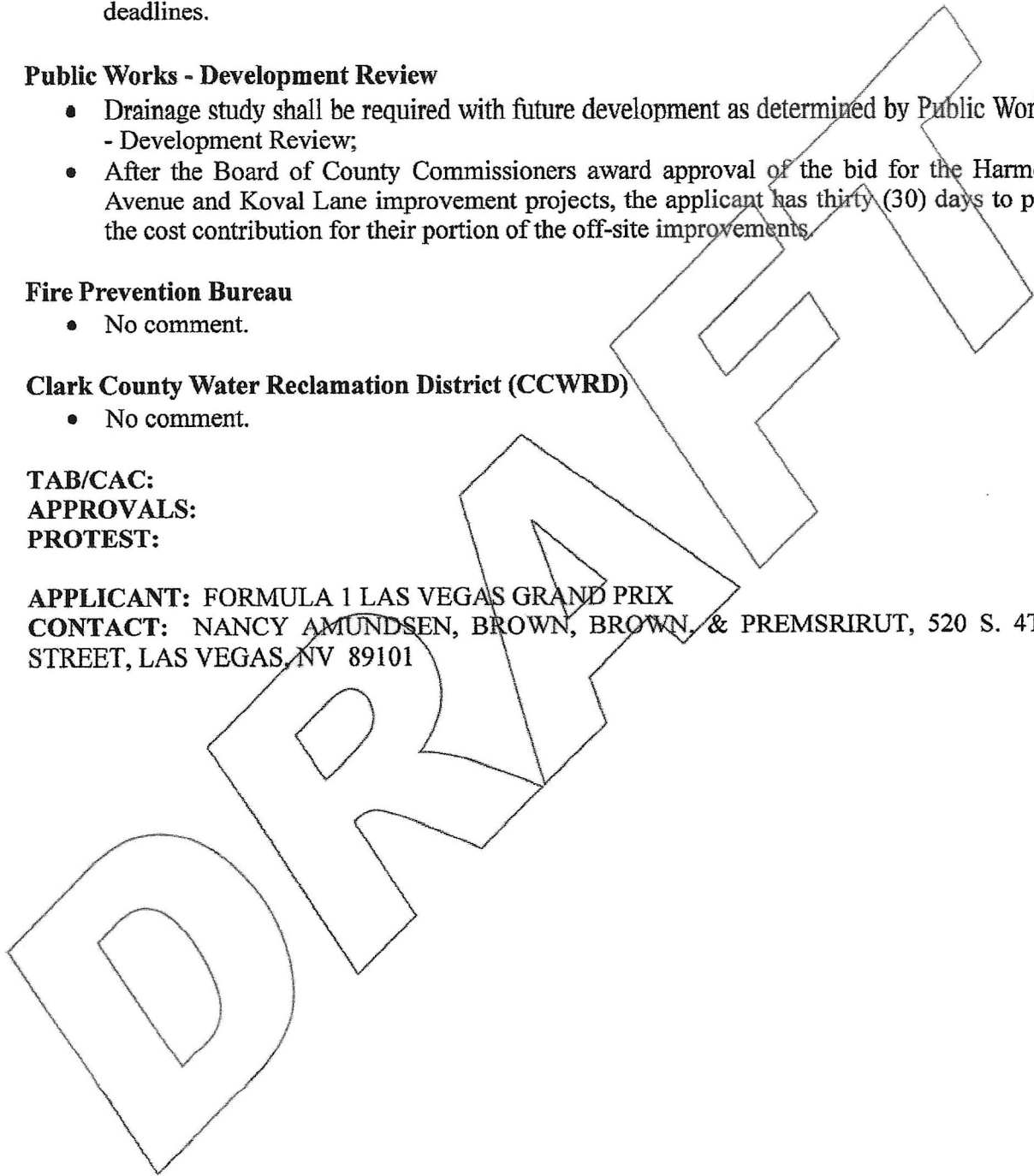
TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: FORMULA 1 LAS VEGAS GRAND PRIX

CONTACT: NANCY AMUNDSEN, BROWN, BROWN, & PREMSRIRUT, 520 S. 4TH STREET, LAS VEGAS, NV 89101





Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100339
 ASSESSOR PARCEL #(s): 162-21-601-009 162-21-613-007 thru 011;
162-21-510-038 thru 040; 162-21-613-003 thru 006
 PROPERTY ADDRESS/ CROSS STREETS: 4400 Koval Lane

DETAILED SUMMARY PROJECT DESCRIPTION

Review for UC-22-0556, CP bullet #3.

PROPERTY OWNER INFORMATION

NAME: LV Diamond Property I, LLC
 ADDRESS: 4802 E Fair Court
 CITY: Centennial STATE: CO ZIP CODE: 80121
 TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Formula 1 Las Vegas Grand Prix - Terry Miller
 ADDRESS: 101 Convention Center Drive
 CITY: Las Vegas STATE: NV ZIP CODE: 89109
 TELEPHONE: 913.904.4405 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Brown, Brown, & Premsrirut - Nancy Amundsen
 ADDRESS: 520 South Fourth Street
 CITY: Las Vegas STATE: NV ZIP CODE: 89101
 TELEPHONE: 702.598.1410 CELL 702.994.0490 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.

DocuSigned by:

 Property Owner (Signature)*

Craig Troyer

 Property Owner (Print)

06 March 2026 | 14:34 PST

 Date

6

LAW OFFICE

Brown, Brown & Premsrirut

JAY H. BROWN
DAVID T. BROWN
PUJOY K. PREMSRIRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jbrown@brownlawlv.com

March 17, 2026

Clark County Comprehensive Planning
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

RE: Justification letter – Application for Review
APR 26-100339
APN: 162-21-601-009 – 4400 Koval Lane (including 162-21-510-038 through 040;
162-21-613-007 through 011; and 162-21-613-003 through 006)

To Whom It May Concern:

This office represents the “Applicant” in the above referenced matter. This parcel is located on the northeast corner of Koval Lane and East Harmon Avenue and consists of 34.53 acres. It is more specifically known as APN 162-21-601-009.

On November 02, 2022, the Board of County Commissioners approved UC-22-0556. This application was for use permits, design reviews, and waivers for a racetrack, recreational facility, and fairgrounds for the Las Vegas Grand Prix (Formula 1). Included in the approval was a 300,000 square foot, four-story paddock building and the racetrack roadways that enter from the corner of Koval Lane and Harmon Avenue and exit onto Koval Lane on the northwest area of the site.

In addition, Applicant completed the required review for the elimination of parking lot landscaping on February 19, 2025 (AR-24-400125), with a requirement to pay a fee-in-lieu for the waived parking lot trees within 180-days. That fee-in-lieu has been paid.

This request is for a review for Current Planning condition #3 of the initial application. That condition reads: 4 years to review the waiver of development standards for street landscaping including the detached sidewalks

Since the original approval, the County has identified several roadway improvements for the area. Of note in the CCPW Design Projects list from March 4, 2026:

1. Koval Lane Widening, Harmon Avenue to Sands Avenue. This project is in the design Phase at 60% complete design. (Project Numbers: S160824, S160121)

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

2. Harmon Avenue, Audrie St to La Mar Circle. This project is in the design phase at 90% complete design. (Project Number: S003203)

At this time and due to ongoing improvement projects on the adjacent roadways, Applicant would request additional time be provided through this review.

Thank you for your time and consideration of this application.

Sincerely,



Nancy Amundsen
Brown, Brown, and Premsrirut
520 South Fourth Street
Las Vegas, NV 89101

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

SDR-26-0177-SG VEGAS OWNER, LLC

SIGN DESIGN REVIEWS for the following: **1)** increase the area of electronic signs; and **2)** increase the number of electronic signs in conjunction with a previously approved comprehensive sign plan for an existing shopping center on 9.46 acres in a CR (Commercial Resort) Zone.

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

RELATED INFORMATION:

APN:

162-21-318-001

SIGN DESIGN REVIEWS:

1. Increase the area of electronic signs - animation to 28,859.25 square feet where 28,727.15 square feet were previously approved (a 0.46% increase).
2. Increase the number of electronic signs - animation to 99 where 98 electronic signs were previously approved (a 1.02% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3747 Las Vegas Boulevard South
- Site Acreage: 9.46

History & Site Plan

An existing shopping center was approved for this site in August 2022 via UC-22-0410. A comprehensive sign plan was approved in December 2023 via WS-23-0752 and March 2026 via SDR-26-0010. In January 2026, a sign design review (SDR-25-0801) for In-N-Out was approved to reconfigure and add wall signs, increase the number of animated signs, and add canopy signs to the comprehensive sign plan for a portion of the third level. The signs are located on the south, east, and west sides of the tenant space. The applicant is proposing a new 132.01 square foot electronic sign - animated on the west side of the tenant space for In-N-Out.

Sign Plan

- Proposed Sign A:
- Electronic sign - animation has an overall area of 132.01 square feet located on the west side of the building.

Tables summarizing the signage are provided below:

Type of Sign	Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Percent Increase	# of Existing Signs	# of Proposed Signs	Total # of Signs
Freestanding	7,788.30	0	7,788.3	N/A	4	0	4
Wall	43,962.95*	132.01	44,094.96	0.30%	99	1	100
Directional	382.50	0	382.5	N/A	15	0	15
Monument	0	0	0	N/A	0	0	0
Projecting	1,040	0	1,040	N/A	20	0	20
Hanging	63	0	63	N/A	1	0	1
Roof	0	0	0	N/A	0	0	0
Canopy	89.5	0	89.5	N/A	5	0	5
Overall Total	53,326.25	132.01	53,458.26	N/A	144	1	145
Electronic	28,727.15	132.01	28,859.16	0.46%	98	1	99

*Wall sign "C" from SDR-25-0801 (In-N-Out), has been replaced with the proposed Sign A above and 80.1 square feet was subtracted from the approved wall area from SDR-26-0010 sign table.

Applicant's Justification

The applicant states that the request is for 1 additional animated sign for the In-N-Out Burger restaurant on the third floor of Showcase 5. The applicant explains that the proposed sign matches the design, illumination, and lighting pattern of the existing animated signs and reflects In-N-Out's historic branding. The applicant further notes that similar animated signs have been approved at other In-N-Out locations and asserts that the additional sign maintains brand consistency and contributes to the visual character of the project area.

Prior Land Use Requests

Application Number	Request	Action	Date
SDR-26-0010	Sign design review for modifications to a comprehensive sign plan for an existing shopping center by increasing the area of animated signs	Approved by BCC	March 2026
SDR-25-0801	Sign design review for modifications to a comprehensive sign plan for an existing shopping center by increasing the area of animated signs	Approved by BCC	January 2026
UC-25-0035	Use permit for recreation and entertainment facilities within an existing shopping center	Approved by PC	March 2025
WS-23-0752	Waivers of development standards for a comprehensive sign package for a previously approved shopping center	Approved by BCC	December 2023
UC-23-0553	Use permit for retail sales (kiosks)	Approved by PC	October 2023

Prior Land Use Requests

Application Number	Request	Action	Date
VS-22-0411	Vacation and abandonment for pedestrian access easements	Approved by BCC	August 2022
TM-22-500143	Tentative map for 1 lot commercial subdivision	Approved by BCC	August 2022
UC-22-0410	Use permit for showcase 5 shopping center, with waivers for setbacks, alternative landscaping, non-standard improvements, and reduced parking	Approved by BCC	August 2022
UC-0476-17	Use permit for recreational facility (amusement ride/virtual reality motion machine)	Approved by BCC	July 2017
UC-0711-15	Use permit for outside dining and drinking associated with a supper club with direct access within existing an shopping center (Hawaiian Marketplace)	Approved by BCC	December 2015
UC-0375-11	Use permit for various uses within H-1 zoning for a shopping center including restaurant, on-premises consumption of alcohol, and outside dining uses	Approved by PC	October 2011
DR-1705-04	Design review for sidewalk location and temporary structures	Approved by BCC	November 2004
UC-1096-03	Use permit for modified landscaping, permit temporary structures, and reduced setbacks in conjunction with the shopping center	Approved by BCC	February 2004
UC-1227-02	Use permit for expansion and remodel of an existing shopping center, a banquet facility, and covered outdoor shopping area	Approved by PC	October 2002
UC-1226-02	Use permit for parking reduction for the Hawaiian Marketplace and an existing and proposed hotel timeshare development on adjacent parcels (Polo Towers)	Approved by PC	October 2002
UC-0235-02	Use permit for expansion to a shopping center, permit modular structure, reduced on-site parking, and allowed off-site parking on the adjacent parcel to the north (The Travelodge)	Approved by PC	June 2002
AR-17-400003 (WS-0332-15)	First application for review for a redesign of the site frontage (sidewalk and pedestrian access easement), a new plaza area with outside dining, and façade changes at an existing retail center (Cable Center) subject to removing the time limit	Approved by BCC	May 2018
WS-0815-16	Waiver of development standards to reduce the special setback to Las Vegas Boulevard South and allowed a roof sign	Approved by BCC	January 2017
WC-400072-16 (WS-0332-15)	Waiver of conditions of a waiver of development standards for the minimum 5 foot high fence around the outside dining area	Approved by BCC	July 2016

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0332-15	Waiver of development standards for alternative landscaping and screening with reduced setbacks and non-standard improvements within the right-of-way for a new plaza area, and façade changes to a portion of the existing retail center	Approved by BCC	July 2015
UC-0095-14	Use permit for an amusement/theme park with waivers and design review for an amusement park with associated buildings and structures	Denied by BCC	November 2014
WS-0044-13	Waiver of development standards for outside retail sales structures in conjunction with an existing shopping center - expired	Approved by BCC	March 2013
RS-500025-08	Record of Survey	Reviewed by staff	February 2008

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

The previously approved signs within this area are harmonious with existing signage along the Resort Corridor and within the immediate area along Las Vegas Boulevard South. Staff finds that the proposed electronic sign - animation is complementary to the previously approved comprehensive sign plan for the shopping center. Staff does not anticipate the proposed sign to create adverse effects on surrounding signage or other properties in the vicinity. Therefore, staff recommends approval.

**Staff Recommendation
Approval.**

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

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

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WILLIAMS SIGN CO.

CONTACT: WILLIAMS SIGN CO., 111 S. HUNTINGTON STREET, POMONA, CA 91766



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100141

ASSESSOR PARCEL #(s): 16221318001

PROPERTY ADDRESS/ CROSS STREETS: 3747 S. Las Vegas Blvd. Suite 322 Las Vegas, NV 89109 / Las Vegas. S & E. Harmon St.

DETAILED SUMMARY PROJECT DESCRIPTION

Sign Design Review for Animated Wall Sign.

PROPERTY OWNER INFORMATION

NAME: SG Vegas Owner, LLC. BLVD Las Vegas - Jack Braha

ADDRESS: 3747 S. Las Vegas Blvd.

CITY: Las Vegas STATE: NV ZIP CODE: 89109

TELEPHONE: 702-673-4856 CELL 716-489-1518

APPLICANT INFORMATION (information must match online application)

NAME: SG Vegas Owner, LLC. BLVD Las Vegas - Jack Braha

ADDRESS: 3747 S. Las Vegas Blvd.

CITY: Las Vegas STATE: _____ ZIP CODE: NV

TELEPHONE: 702-673-4856 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Crystal Terberg - Williams Sign Co.

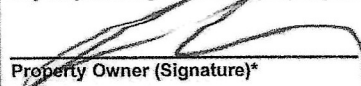
ADDRESS: 111 S. Huntington St.

CITY: Pomona STATE: CA ZIP CODE: 91766

TELEPHONE: 909-622-5304 CELL 909-573-9467 ACCELA REFERENCE CONTACT ID # _____

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

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


Property Owner (Signature)*

Jack Braha
Property Owner (Print)

2.3.20
Date



111 SOUTH HUNTINGTON STREET, POMONA CALIFORNIA 91766 · (909) 622-5304 · FAX (909) 620-4726

March 17, 2026

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

Subject: Justification Letter for Electrical Signage Increase – IN-N-OUT Burger
Application: 26-100141
Project: IN-N-OUT Burger - 3747 S. Las Vegas Blvd. Suite #322 – Showcase 5 – Third Level
Applicant: Williams Sign Co.

To Whom It May Concern,

On behalf of IN-N-OUT Burger, we respectfully submit this letter of justification requesting approval for an increase on one electrical signage located at the IN-N-OUT Burger restaurant within Showcase 5 on the 3rd Floor. The Master Sign Program was approved per WS-23-0752, which included approvals for animated signs. This request is to increase the prior approval number of animated signs for the suite. The proposed signage supports the tenant's established branding and enhances the visual appeal of the property while maintaining consistency with other IN-N-OUT locations throughout Clark County.

1. Animated Wall Signs

This project previously received approval for two (2) animated wall signs as part of IN-N-OUT's retro store branding. The project now proposes one (1) additional animated wall sign at this location. The originally proposed company store sign was an illuminated wall sign that complied with the Master Sign Program and Title 30 requirements. The updated company store sign will be very similar in design and illumination to the two animated signs already approved. The neon placed on top of the painted letters, along with the bulbs within the arrow, are arranged in the same manner and will operate with the same lighting pattern. Therefore, we are requesting approval to allow one (1) additional animated wall sign on IN-N-OUT's portion of the building.

This sign is integral to IN-N-OUT's historic and recognizable aesthetic. The animation is subtle and designed to evoke the brand's mid-century heritage, reflecting its long-standing presence in Southern California and beyond. Similar animated signs have been approved and successfully implemented at three other IN-N-OUT locations within Clark County, demonstrating compatibility with local design standards and community character.

Approval of this request will allow IN-N-OUT to maintain brand consistency while contributing to the visual vibrancy of the project area.

7

The proposed signage elements are thoughtfully designed to uphold IN-N-OUT Burger's established visual identity while enhancing the customer's experience. We believe this request is reasonable within the context of the site and consistent with Clark County's design intent to promote high-quality, distinctive, and cohesive signage.

We respectfully request your review and approval of this proposed sign modification.

Thank you for your time and consideration. Please don't hesitate to contact me at 909-573-9467 or cwilliams@williamssign.com should you need additional information or supporting documentation.

Sincerely,
Crystal Terberg

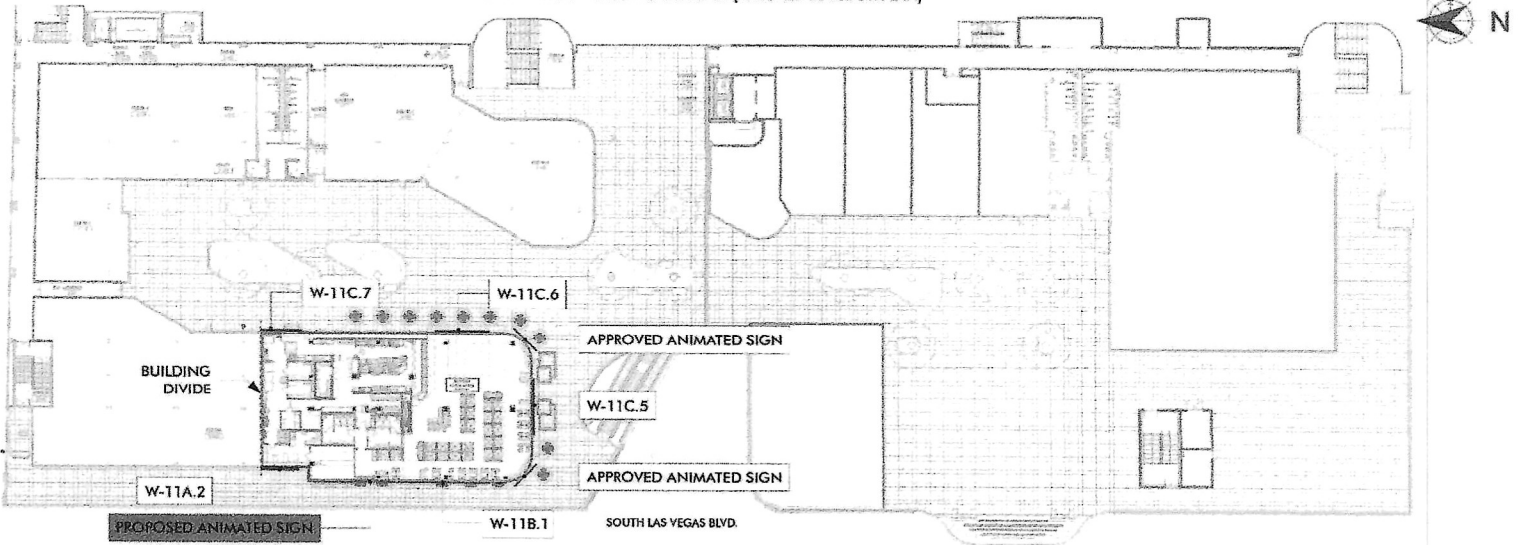
Williams Sign Co.
111 S. Huntington St. Pomona, CA 91766
909-573-9467
cwilliams@williamssign.com

THE APPLICANT IS PROPOSING THE BELOW SIGNAGE INCREASE:

TYPE OF SIGNS	PROPOSED (SQ. FT.)	TOTAL (SQ. FT.)	ALLOWED PER MASTER SIGN PROGRAM (SQ. FT.)	PERCENT INCREASE	QTY. ALLOWED	QTY. INCREASE	# OF PROPOSED SIGNS	TOTAL # OF SIGNS
ANIMATED	132.01	132.01	28,727.15	0.46% (132.01 SF)	0	1	1	1

SHOWCASE 5 – S. LAS VEGAS BLVD. (THIRD LEVEL FLOOR PLAN)

SHOWCASE 5 – S. LAS VEGAS BLVD. (THIRD LEVEL FLOOR PLAN)



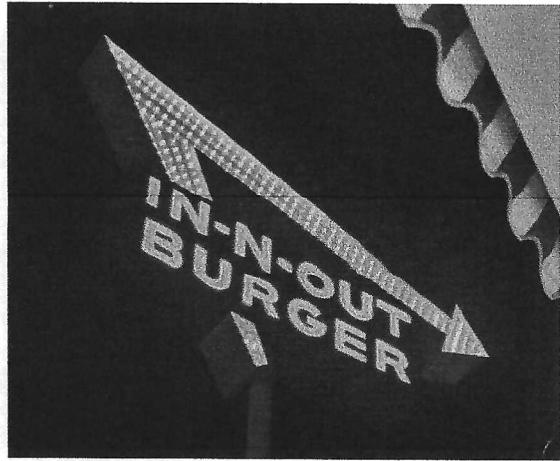
SIGN TYPE	APPROVED ENTITLEMENT SF	APPROVED EXISTING SF	SIGN #	PROPOSED SF	TOTAL SQUARE FOOTAGE	% INCREASE	# OF EXISTING SIGNS	# OF PROPOSED SIGNS
ANIMATED WALL SIGN	0	28,727.15	A	132.01	28,859.25	0.46%	99	1

SIGN LOCATION	SIGN TYPE	MSP ALLOWED SQ. FT.	SF ALLOWED TO INOB	# OF EXISTING SIGNS	EXISTING SIGN SQ. FT.	# OF PROPOSED SIGNS	PROPOSED SQ. FT.	% INCREASE	REMAINING SQ. FT. ALLOWED	GENERAL NOTE
W-11B.1	STATIC BUILDING SIGNS	1,125	1,125 (100% ALLOWED)	1	60.3 SQ. FT.	1	132.01	0	932.69	ANIMATED WALL SIGN

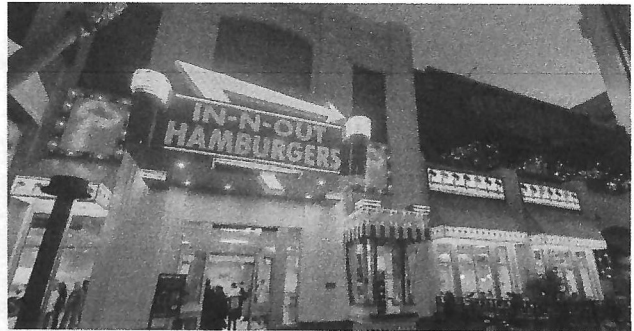
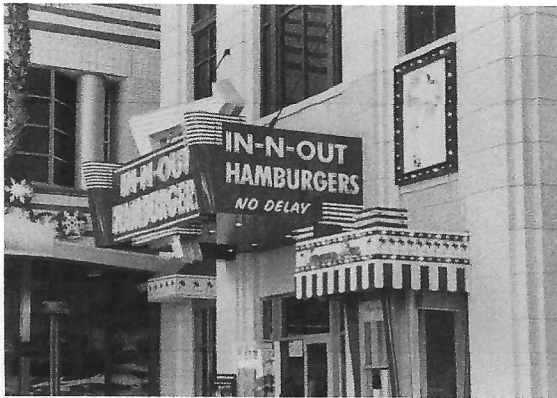
SHOWCASE 5 SIGNAGE ALLOWANCE AND PROPOSED UTILIZATION

TYPE OF SIGN	MSP ALLOWED (SQ. FT.)	PROPOSED (SQ. FT.)	TOTAL (SQ. FT.)	PERCENTAGE INCREASE	MSP NUMBER OF ALLOWED SIGNS	NUMBER OF PROPOSED SIGNS	TOTAL NUMBER OF SIGNS
FREESTANDING	7,788.3	0	7,788.3	N/A	4	0	4
WALL	43,962.95	132.01	44,094.96	0.30%	99	1	100
DIRECTIONAL	382.5	0	382.5	N/A	15	0	15
MONUMENT	0	0	0	N/A	0	0	0
PROJECTING	1,040	0	1,040	N/A	20	0	20
HANGING	63	0	63	N/A	1	0	1
ROOF	0	0	0	N/A	0	0	0
CANOPY	0	0	89.5	N/A	0	0	5
OVERALL TOTAL	53,659.25	132.01	53,791.26	N/A	128	1	145
ANIMATED	28,727.15	132.01	28,859.25	0.46%	88	1	99

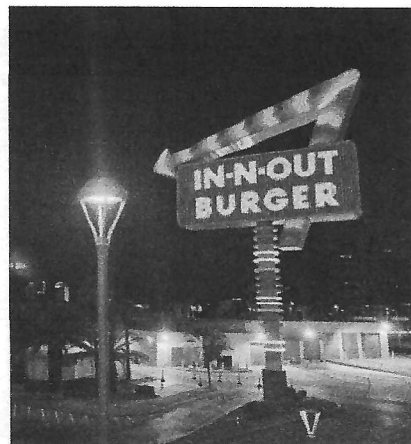
SIMILAR ANIMATED SIGNS WITHIN CLARK COUNTY



3397 W. RUSSELL RD. LAS VEGAS, NV

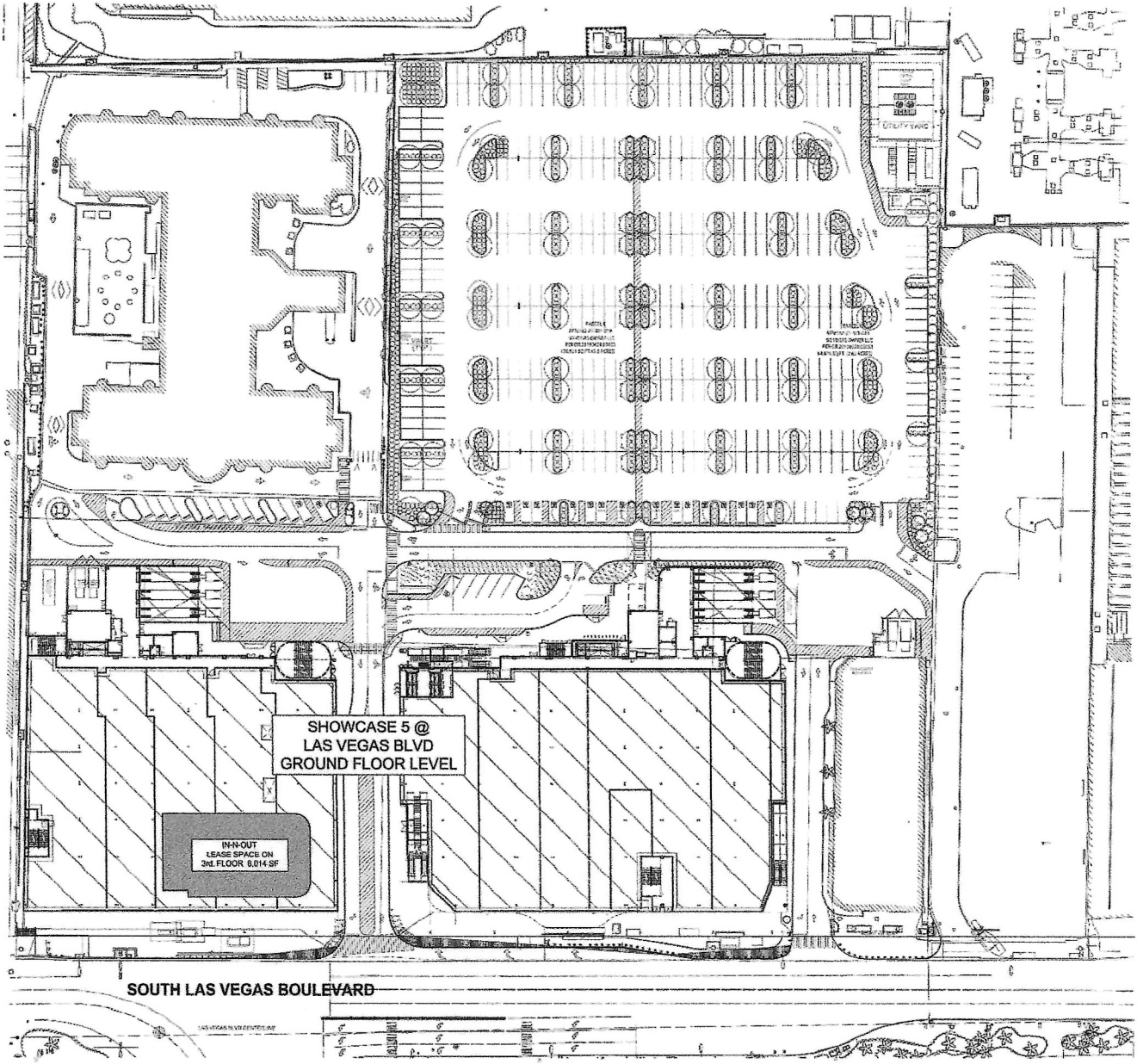


3545 S. LAS VEGAS BLVD. LAS VEGAS, NV



4888 DEAN MARTIN DR. LAS VEGAS, NV

FULL SITE PLAN



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0213-MGM RESORTS FESTIVAL GROUNDS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Reno Avenue and Mandalay Bay Road, and Giles Street and Las Vegas Boulevard South, and a portion of a right-of-way being Giles Street located between Reno Avenue and Mandalay Bay Road within Paradise (description on file). JG/mh/cv (For possible action)

RELATED INFORMATION:

APN:

162-28-215-003

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a portion of the Giles Street to accommodate a detached sidewalk. The plans also depict the vacation and abandonment of easements that are no longer necessary for the development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-22-500038	Tentative map for 1 commercial lot	Approved by PC	April 2022
ADR-21-900389	Administrative design review for a parking lot	Approved by ZA	July 2021
AV-18-900319	Minor deviation for a transmission line	Approved by ZA	June 2018
DR-18-0081	Design review for an extension of monorail system - expired	Approved by BCC	March 2018
UC-0617-16	Use permits, waivers, and a design review for an extension of a monorail system - expired	Approved by BCC	November 2017
AR-400173-16 (WC-400105-14) (UC-0025-13)	Waiver of conditions first application for review for use permits and waivers for a fairground, live entertainment, and a recreational facility	Approved by BCC	January 2017
ET-400018-15 (UC-0025-13)	First extension of time for use permits and waivers for a fairground, live entertainment, and a recreational facility	Approved by BCC	May 2015

Prior Land Use Requests

Application Number	Request	Action	Date
WC-400105-14 (UC-0025-13)	Waiver of conditions of use permits for a fairground, live entertainment, and a recreational facility	Approved by BCC	December 2014
TM-500201-13	Tentative map for 1 commercial lot	Approved by PC	December 2013
UC-0025-13	Use permits and waivers for a fairground, live entertainment, and a recreational facility	Approved by BCC	May 2013
ET-400094-12 (UC-0418-11)	First extension of time for use permits and a design review for a temporary outdoor commercial event with live entertainment and temporary structures - expired	Approved by PC	September 2012
UC-0418-11	Use permits and a design review for a temporary outdoor commercial event with live entertainment and temporary structures - expired	Approved by PC	October 2011

Other approved applications for the site are available in the department records.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR (AE-60)	Ballpark
South & West	Entertainment Mixed-Use	CR (AE-60)	Parking lot
East	Public Use	CR (AE-60)	Place of worship

Related Applications

Application Number	Request
WS-26-0212	Waivers of development standards and a design review for a museum is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

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

Public Works - Development Review

- Drainage study and compliance;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Applicant must coordinate with the owner of APN 162-28-112-003 regarding the dedication and reconstruction of the Reno Avenue and Giles Street intersection;
- 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.

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

APPLICANT: VEGAS STRONG FUND

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



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100469

ASSESSOR PARCEL #(s): 162-28-215-003

PROPERTY ADDRESS/ CROSS STREETS: Reno Ave & Giles St

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review for a proposed museum/memorial park (Forever One Memorial)

PROPERTY OWNER INFORMATION

NAME: MGM Resorts Festival Grounds LLC

ADDRESS: 6770 S. Edmond Street, Third Floor

CITY: Las Vegas STATE: NV ZIP CODE: 89118

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Vegas Strong Fund

ADDRESS: 10000 W. Charleston Blvd., Ste. 165

CITY: Las Vegas STATE: NV ZIP CODE: 89135

TELEPHONE: 702-492-5330 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas STATE: NV ZIP CODE: 89118

TELEPHONE: 702-362-8844 CELL _____ ACCELA REFERENCE CONTACT ID # _____

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

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



Property Owner (Signature)*

Matthew Law

Property Owner (Print)

March 6, 2026

Date



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

March 31, 2026
Job No: JCJ001

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

RE: Vacation of PATENT EASEMENTS / PUBLIC RIGHT-OF-WAY FOREVER 1 MEMORIAL

This vacation request being submitted for the project described above on behalf of our client, Vegas Strong Foundation.

APN(s): 162-28-215-003

Right-of-Way Vacations

This request is to vacate 5-foot-wide portions of right-of-way (Giles Street) located along the east boundary line of the subject property. Due to the subject parcel being developed into a commercial project, the vacation is necessary to allow for detached sidewalks on the east side of the site.

Patent Easement Vacations

This request is to vacate portions of the existing patent easements located within the subject property in their entirety. Requests include patent numbers 1141187, 1147384, 1156102, 1157700, and 1158394. Due to the subject parcel being developed into commercial project, the stated patent easements are no longer necessary.

3' Streetlight and Traffic Control Device Easement Vacation

This request is to vacate the portion of the 3ft wide streetlight and traffic control device easement located along the east boundary (Giles Street). Due to the subject parcel vacating the right of way along Giles Street, the stated easements are no longer in the correct location.

A legal description, exhibit, and supporting documents for each vacation will be provided with this application for review.

If you have any questions or require additional information, please do not hesitate to call our offices.

Sincerely,

Rebecca Chiriboga

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0212-MGM RESORTS FESTIVAL GROUNDS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; 2) increase retaining wall height; and 3) alternative driveway geometrics.

DESIGN REVIEW for a proposed museum (memorial park) on 2 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay.

Generally located south of Reno Avenue and west of Giles Street within Paradise JG/mh/cv
(For possible action)

RELATED INFORMATION:

APN:

162-28-215-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce street landscape area width along Reno Avenue to 6 feet where a minimum of 10 feet is required per Section 30.04.01D (a 40% reduction).
2. Increase retaining wall height to 8 feet where a maximum height of 3 feet is permitted per Section 30.04.03C (a 167% increase).
3.
 - a. Reduce throat depth for the driveway along Reno Avenue to 16 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 36% reduction).
 - b. Reduce approach distance from the driveway along Reno Avenue to the intersection of Reno Avenue and Giles Street to 88 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 41% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2
- Project Type: Museum (memorial park)
- Number of Stories: 1 (proposed support building)
- Building Height (feet): 15 (proposed support building)/59 (proposed tower of light)
- Square Feet: 1,754 (proposed support building)
- Parking Required/Provided: 4/13 (including 3 ADA spaces)
- Sustainability Required/Provided: 7/7.5

Site Plan

The plans depict a proposed museum site located on the northwest corner of Reno Avenue and Giles Street. The site is accessed via a commercial driveway along Reno Avenue, with an additional pedestrian entrance located in the southeast corner of the site. The parking area is located along the north property line, with 13 parking spaces provided where 4 are required. A parking demand study has been provided for the additional parking in lieu of a waiver of development standards to increase the maximum parking. A 1,754 square foot support building is located to the west of the parking area, set back 18 feet from the west property line and 76 feet from the east property line. The trash enclosure is located southwest of the building.

A 5 foot wide walkway, which widens to 16 feet, leads from the parking area to the center of the site, where a plaza with an amphitheater and landscaping will be located. The walkway continues south toward the "tower of light," which is set back approximately 49 feet from the east and west property lines. The walkway continues south toward the rear of the site, where a second amphitheater with a stepped landscape seating area, supported by an 8 foot high retaining wall, is located. A "remembrance ring" is located south of the amphitheater seating area, set back 39 feet from the east and west property lines, and 32 feet from the south property line. A wall is located along the perimeter of the walkway throughout the site, reaching a maximum height of 27 feet, along with interior walls on the other side of the walkway. Screening consists of an existing 8 foot high chain link fence is located along the south and west property lines, with a proposed 8 foot high decorative metal fence located along the east property line adjacent to Giles Street.

Landscaping

The plans depict an attached sidewalk with a 6 foot wide street landscape area along Reno Avenue, consisting of trees, shrubs, and groundcover, where a 10 foot wide landscape strip is required. A detached sidewalk with street landscaping is proposed along Giles Street, consisting of trees, shrubs, and groundcover. Parking area landscaping is provided with landscape finger islands and perimeter landscaping.

Elevations

The plans depict a 15 foot high support building with a flat roofline, featuring steel cladding on the façade. The entrance is located on the north side, with a roll-up door and additional door located on the west side. The south side of the building will feature a public mural. The plans also depict a 59 foot high "tower of light" constructed of layered, multi-colored panels that will not feature any internal illumination. The plans also depict 16 foot high pillars and 27 foot high commemorative walls.

Floor Plans

The plans depict a 1,754 square foot support building featuring a lobby, electrical room, maintenance room, restrooms, a Las Vegas Metropolitan Police Department security station, and drinking fountains.

Applicant's Justification

The applicant states that the site will be developed for a commemorative memorial park, which is classified as a museum under Title 30. The maximum approach distance feasible has been provided based on the proximity of the driveway to the intersection of Reno Avenue and Giles

Street. The small parking lot limits the throat depth that can be provided, though the parking lot layout will ensure vehicles can safely enter and exit the site. The parking layout also reduces the available space for street landscaping along Reno Avenue, though sufficient trees and shrubs are being provided, as well as a larger planting area in the northeast corner of the site. The retaining wall is internal to the site and will support amphitheater style seating. A parking demand study has been provided for the additional parking proposed in lieu of a waiver of development standards.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-22-500038	Tentative map for 1 commercial lot	Approved by PC	April 2022
ADR-21-900389	Administrative design review for a parking lot	Approved by ZA	July 2021
AV-18-900319	Minor deviation for a transmission line	Approved by ZA	June 2018
DR-18-0081	Design review for an extension of monorail system - expired	Approved by BCC	March 2018
UC-0617-16	Use permits, waivers, and a design review for an extension of a monorail system - expired	Approved by BCC	November 2017
AR-400173-16 (WC-400105-14) (UC-0025-13)	Waiver of conditions first application for review for use permits and waivers for a fairground, live entertainment, and a recreational facility	Approved by BCC	January 2017
ET-400018-15 (UC-0025-13)	First extension of time for use permits and waivers for a fairground, live entertainment, and a recreational facility	Approved by BCC	May 2015
WC-400105-14 (UC-0025-13)	Waiver of conditions of use permits for a fairground, live entertainment, and a recreational facility	Approved by BCC	December 2014
TM-500201-13	Tentative map for 1 commercial lot	Approved by PC	December 2013
UC-0025-13	Use permits and waivers for a fairground, live entertainment, and a recreational facility	Approved by BCC	May 2013
ET-400094-12 (UC-0418-11)	First extension of time for use permits and a design review for a temporary outdoor commercial event with live entertainment and temporary structures - expired	Approved by PC	September 2012
UC-0418-11	Use permits and a design review for a temporary outdoor commercial event with live entertainment and temporary structures - expired	Approved by PC	October 2011

Other approved applications for the site are available in the department records.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR (AE-60)	A's Ballpark and a resort hotel
South & West	Entertainment Mixed-Use	CR (AE-60)	Parking lot
East	Public Use	CR (AE-60)	Place of worship

Related Applications

Application Number	Request
VS-26-0213	A vacation and abandonment of patent easements and a portion of right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1

While staff does not typically support reduced street landscaping, staff finds that the applicant is proposing sufficient trees that will mitigate the urban heat island effect. The applicant is also providing additional landscaping along the northeast and northwest property lines. Therefore, staff can support this request.

Waiver of Development Standards #2

Staff finds that the proposed retaining wall is internal to the site and is being provided to support an amphitheater seating area. The retaining wall will not have adverse effects on the site or the adjacent property. Therefore, staff can support this request.

Design Review

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

Staff finds that the site is generally well designed, facilitating convenient access into and throughout the site. The walkways leading from the parking area through the center of the site and to the rear will allow visitors to easily navigate the site. Abundant landscaping is provided throughout the interior of the site, as well as along the streets. The decorative metal fence along Giles Street will enhance the site and streetscape. The proposed museum use is consistent with Policy 2.4.1 of the Master Plan, which seeks to provide opportunities to use public facilities, such as parks, the Clark County Government Center Amphitheatre, community centers, senior centers, libraries, and museums as spaces to create and showcase local contributions to arts, music, and culture. Staff finds that the proposed development is harmonious with the surrounding area, and will serve as a gathering place for community members. For these reasons, staff can support the design review.

Public Works - Development Review

Waiver of Development Standards #3a

Staff has no objection to the reduction of throat depth for the Reno Avenue commercial driveway. Staff does not anticipate any traffic safety issues related to the reduced throat depth, therefore, staff can support this request.

Waiver of Development Standards #3b

Staff has no objection to the reduction in the approach distance for the Reno Avenue commercial driveway. Although the approach distances do not comply with the minimum standards, staff finds the location allows vehicles to safely access the site.

Department of Aviation

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

The Tower of Light Sculpture is in very close proximity to airport runways and helicopter flight paths. Glint/glare from lighting and reflective surfaces can create a hazard for aircraft pilots.

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;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Applicant to install "No Parking" signs along Reno Avenue and Giles Street;
- Applicant must coordinate with the owner of APN 162-28-112-003 regarding the dedication and reconstruction of the Reno Avenue and Giles Street intersection.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation. The Determination of No Hazard must not be expired.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.
- Applicant must submit a plan to the Clark County Department of Aviation (DOA) addressing lighting, glare, graphics, etc. Before building permits can be issued, applicant must receive written approval of said plan from the DOA Airspace Manager, 702-261-5789, which may include its own conditions for approval.

Fire Prevention Bureau

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: VEGAS STRONG FUND

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

DRAFT



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # 26-100469

ASSESSOR PARCEL #(s): 162-28-215-003

PROPERTY ADDRESS/ CROSS STREETS: Reno Ave & Giles St

DETAILED SUMMARY PROJECT DESCRIPTION

Design Review for a proposed museum/memorial park (Forever One Memorial)

PROPERTY OWNER INFORMATION

NAME: MGM Resorts Festival Grounds LLC

ADDRESS: 6770 S. Edmond Street, Third Floor

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: Vegas Strong Fund

ADDRESS: 10000 W. Charleston Blvd., Ste. 165

CITY: Las Vegas

STATE: NV

ZIP CODE: 89135

TELEPHONE: 702-492-5330 CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: Taney Engineering

ADDRESS: 6030 S. Jones Blvd

CITY: Las Vegas

STATE: NV

ZIP CODE: 89118

TELEPHONE: 702-362-8844 CELL _____ ACCELA REFERENCE CONTACT ID # _____

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

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


Property Owner (Signature)*

Matthew Law
Property Owner (Print)

March 6, 2026
Date

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TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

March 24, 2026
Job No: JCJ001

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

RE: Justification & Project Description FOREVER 1 MEMORIAL

This justification and project description letter are being submitted for the project described above on behalf of our client, VEGAS STRONG FUND.

Development Type: **MUSEUM / MEMORIAL PARK**
APN(s): 162-28-215-003
Land Use Plan: Entertainment Mixed-Use (EM)
Zone: Commercial Resort (CR)

Generally located on the south side of RENO AVE and the west side(s) of GILES ST.

Applications being submitted:

DESIGN REVIEW

Project Intent

A commemorative development called "Forever One Memorial" which will serve as a memorial to those who died as a result of the largest mass shooting in U.S. history which occurred in Las Vegas on October 1, 2017 and a celebration of the community which responded to this tragic event in the hours, days, months, and years since.

Site Plan

The single lot provides a parking area at the north end of the site with vehicle access taken from Reno Avenue. The majority of the site is pedestrian accessible from the public right of way at the southeast corner of the site and the parking lot to the north. The memorial park will be privately maintained. Currently the site is composed of an asphalt parking lot which was previously part of the festival grounds, which will be demolished for the use of the park. The proposed use of the property will produce no adverse impact to the surrounding neighborhood nor add excessively to the load of emergency services.

Landscaping Plan

The proposed development will include a 6ft wide landscape strip along Reno Ave behind existing attached sidewalk. Along Giles St, the development proposes to replace the existing attached sidewalk with a detached sidewalk and create a minimum 5ft landscape strip between curb and sidewalk, the remainder of the area is a park which will incorporate a minimum of 5ft to the Memorial wall or greater. Landscaping internal to the parking lot will be proposed to meet Title 30 requirements.

Floor Plans & Memorial Layout:

A single building located on site is approximately 1754 sf single story building which houses maintenance and administrative services, public bathrooms, and police presence. The outdoor memorial park which will be operated by the Vegas Strong Fund and open to the public during set hours of operation, and when not in use, secured by gates integrated into a perimeter fence. Inside the fenceline is a pathway which will be lined with walls of varying heights and populated with content commemorating the event, victims, survivors, first responders, and the broader community. At the south end of the site will be a "remembrance ring" which will hold 58 totems approximately 15' in height honoring the victims who died in the tragedy. The center of the experience will be marked by a "tower of light" which is a 58.5' tall sculptural structure of illuminated colored panels. The illumination allows the colored panels to be read at night but are not meant to distribute beams of light beyond the extents of the site, nor into the sky. The center-north end of the experience is a community plaza.



Surrounding Land Use:

	Planned Land Use Category	Zoning District	Existing Land Use/Development
North	EM Entertainment Mixed-Use	CR – Commercial Resort	Future A's Stadium
South	EM Entertainment Mixed-Use	CR – Commercial Resort	Ex Parking Lot – Demo'd Hotel Site
West	EM Entertainment Mixed-Use	CR – Commercial Resort	Ex Parking Lot – Demo'd Hotel Site
East	PU Public Use	CR – Commercial Resort	Ex Place of Worship

WAIVER OF DEVELOPMENT STANDARDS

Summary:

1. Waiver of CCAUSD Standard Dwg #222.1 to reduce the approach distance from 150' minimum to 88ft curb return to proposed driveway curb return.
2. Waiver of CCAUSD Standard Dwg #222.1 to reduce throat depth to 16ft where 25ft is typically required.
3. Waiver of Title 30.04.01D.7.ii to allow 6ft of landscaping along Reno Ave where 10ft is typically required.
4. Waiver of Title 30.04.03C to increase retaining wall height to 8ft where 3ft is the maximum.

Waiver Justification

The development is also requesting the following waivers:

1. Waiver of CCAUSD Standard Dwg #222.1 to reduce the approach distance from 150' minimum to 88ft curb return to proposed driveway curb return.
 - a. The north property line along Reno Avenue itself is less than 150ft long. The future stadium improvements will also move the BCR at the intersection of Reno and Giles to be much closer to the future driveway. The driveway location is also restricted between an existing streetlight and large drop inlet. Due to the configuration of the memorial park and its features and the location of the parking lot, there is no other viable location for a driveway entry. The owner is working with the neighboring property for permission to construct a portion of the driveway on the adjacent lot. The displayed configuration will avoid the existing drop inlet and meet Clark County requirements for width and curb return radii of commercial driveways.
2. Waiver of CCAUSD Standard Dwg #222.1 to reduce throat depth to 16ft where 25ft is typically required.
 - a. Due to the nature of the small parking lot and facilities, a throat depth of 25ft cannot be achieved. 16ft allows for 1 vehicle to be stacked while waiting to make a right turn. Left turning movements are blocked by an existing median island. Other vehicles are able to wait in the north-south and east-west lane to complete their exit from the site.
3. Waiver of Title 30.04.01.7.ii(b) to allow 6ft of landscaping along Reno Ave where 10ft is typically required.
 - a. Due to the parking layout, a 10ft wide landscape strip cannot be accommodated. Parking has been reduced to the extent possible with a one-way drive allow to allow for a 12 parking spaces which will serve the memorial. While a 6ft landscape width is the minimum request, landscaping with the current layout can be as wide as 12.7ft between angled parking stalls. The overall area remains sufficient for tree planting. Additionally, a larger planting area will be provided at the corner of Reno and Giles to supplement.
4. Waiver of Title 30.04.03C to increase retaining wall height to 8ft where 3ft is the maximum.
 - a. The retaining wall mid project is incidental to the site use and structures within. The museum/memorial exhibit and builds amphitheater style seating areas into the structure to create spaces for quiet reflection and viewing for multiple people at a time. The 8ft retaining wall supports the amphitheater style seating which faces the 58 candles structure, a major focal point of the exhibit.

Parking Spaces

While, per Title 30.04.04D, a museum would be allowed 4 parking spaces, a parking demand study has been prepared supporting 12-15 total spaces, including ADA, for the proposed project.

We are hopeful that this letter clearly describes the proposed development. If you have any questions or require additional information, please do not hesitate to call our offices.

Sincerely,

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PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0184-COUNTY OF CLARK(AVIATION) & HANGER 145-18, LLC LEASE:

WAIVER OF DEVELOPMENT STANDARDS for modified driveway geometrics.

DESIGN REVIEW for proposed aircraft hangars in conjunction with an existing office/warehouse and aircraft hangar complex on 12.7 acres in a PF (Public Facility) Zone within the Airport Environs (AE-60, AE-65, & AE-70) Overlay.

Generally located south of Reno Avenue and east of Haven Street within Paradise. JG/rg/cv
(For possible action)

RELATED INFORMATION:

APN:

162-28-211-001 through 162-28-211-008; 162-28-211-019 through 162-28-211-032

WAIVER OF DEVELOPMENT STANDARDS:

1.
 - a. Allow the existing driveway (northeast corner) along Reno Avenue to remain where a commercial driveway is required per Uniform Standard Drawing 222.1.
 - b. Reduce the driveway throat depth along Reno Avenue (northwest corner) to 5 feet where 25 feet is required per Uniform Standard Drawing 222.1 (an 80% reduction).
 - c. Reduce the driveway width along Reno Avenue (northeast corner) to 30 feet where 32 feet is required per Uniform Standard Drawing 222.1 (a 6.25% reduction).
 - d. Reduce the driveway width along Reno Avenue (northwest corner) to 23 feet where 32 feet is required per Uniform Standard Drawing 222.1 (a 28% reduction).
 - e. Reduce the existing driveway ingress radius along Reno Avenue (northwest corner) to 13 feet where 25 feet is required per Uniform Standard Drawings 222.1 (a 48% reduction).
 - f. Reduce the existing driveway egress radius along Reno Avenue (northwest corner) to 14 feet where 15 feet is required per Uniform Standard Drawings 222.1 (a 48% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 135, 145, 155, 175, 177, 179, 181 & 185 E. Reno Avenue
- Site Acreage: 12.7

- Project Type: Aircraft hangar facility
- Number of Stories: 1
- Building Height (feet): 43
- Square Feet: 25,500 each (proposed Hangar 1, Hangar 2, & Hangar 3)
- Parking Required/Provided: 234/211
- Sustainability Required/Provided: 7/7

Site Plan

The site currently includes an existing office/warehouse complex with multiple airport hangars. With the proposed site modifications, ultimately, the site will be dedicated solely to airplane hangars. Vehicular access is provided from two existing driveways on the northeast and northwest corners of the site adjacent to Reno Avenue. Existing buildings are positioned throughout the site in various linear arrangements and the existing site features include paved areas, landscape planters, perimeter walls, fencing, security gates, and trash enclosures.

The plan depicts that the 5 buildings on the western half of the site will be demolished and 3 new airplane hangars will be constructed in a north to south orientation parallel to the west property line. New parking areas are located adjacent to and inside the proposed hangars, as well as south of the proposed 3rd hangar.

Unaffected parking areas adjacent to the remaining buildings will remain as is. The site requires 234 parking stalls and 211 parking stalls are provided.

Landscaping

The landscaping along the Reno Avenue frontage consists of existing landscape areas and existing trees that are shown to remain with no changes proposed. Parking-area landscaping is provided within planters at the ends of parking rows and along drive aisles, and the plan shows trees within these planters integrated into the parking layout.

Elevations

The exterior elevations have a maximum height of 43. All elevations depict vertical metal siding and a pitched metal roof. The color palette includes tan, beige, and dark brown. The west facing elevation includes the main entrances, and the east elevation features large bottom rolling hangar door panels to accommodate aircrafts.

Floor Plans

The floor plan shows three 25,500 square foot hangar bays, with office areas on the western portion of Hangar 1 which includes an entry area, lobby/hospitality space, and restrooms.

Applicant's Justification

The applicant states that the request involves the redevelopment of an existing aviation facility through the demolition of older structures and construction of three new aircraft hangars with associated office space, designed with metal panel materials and a standing-seam roof to meet aviation operational needs. The applicant explains that several design review modifications are requested because aviation hangars cannot meet horizontal and vertical articulation standards, do not accommodate street-facing customer entrances, and require the removal of parking-area

landscaping and pedestrian walkway requirements due to aircraft movement, safety concerns, and limited public access. The applicant further requests waivers to allow existing driveway configurations on Reno Avenue to remain, noting that although the driveways do not meet current standards, traffic to the site will be limited to employees and private aviation users. The applicant concludes that the proposed improvements will modernize the Quail Air Centre and enhance its functionality while remaining consistent with aviation-specific design and operational requirements.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-24-500010	Tentative map for a commercial subdivision	Approved by PC	April 2024
ADR-22-900605	Expansion of an existing aircraft hangar	Approved by ZA	September 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CG, CR & RM32 (AE-60 & AE-65)	Multi-family residential, hotel, time share & undeveloped
South	Entertainment Mixed-Use	PF (AE-65 & AE-70)	Aircraft hangar facility
East	Entertainment Mixed-Use	PF (AE-65 & AE-70)	Harry Reid Airport & existing aircraft hangars
West	Entertainment Mixed-Use	CR (AE-60 & AE-65)	Office complex

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.

Development of the subject property has been reviewed for compatibility with adjacent development, architectural appearance, and site access and circulation. The site contains existing aircraft hangar buildings and associated improvements along Reno Avenue, with two existing driveways providing access. The proposed improvements consist of three new hangar buildings located on the western part of the property, west of the existing hangar structures, with new paved areas, new walkways, and adjacent parking areas shown on the plan. The elevations show

a consistent building form across all elevations. Landscaping along the Reno Avenue frontage consists of existing landscape areas and trees that are shown to remain, and parking area landscaping is mostly provided. The PF zoning district allows most development and design standards to be established through the approved plan set, while Public Works standards are addressed through the companion waiver requests associated with the existing driveway conditions. On-site circulation is unobstructed, and the proposed buildings are architecturally compatible with the existing development. For these reasons, staff support this design review.

Public Works – Development Review

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

With the area changing due to the adjacent new developments, the area will experience significantly higher vehicle and pedestrian traffic. Pan driveways would create delays and safety conflicts in this high demand environment. Therefore, staff cannot support this request.

Waiver of Development Standards #1b

Reduced throat depth would result in vehicle stacking into Reno Avenue, which will be worsened by increased event traffic and visitor activity generated by the new developments. A redesign can meet minimum standards and avoid these conflicts. Therefore, staff cannot support this request.

Waiver of Development Standards #1c & #1d

The reduction in driveway width, combined with the request in Waiver #1b, further reduces the safety of vehicles entering and exiting the site. Narrower driveways will result in more vehicles stopping in the right-of-way while drivers attempt to negotiate the tight turns that will be required. Further complicating off-site to on-site movements, the reduced throat depth will compound the impact of the pan driveways and narrow driveways, creating a dangerous situation for the public. Therefore, staff cannot support this request.

Waiver of Development Standards #1e & #1f

Staff finds the request to reduce the distance from the back of curb radius (BCR) to the driveway to be a self-imposed hardship. The reduction would limit safe turning movements, particularly for service and emergency vehicles, creating safety concerns. Additionally, with the anticipated surge in activity around the new developments, preserving adequate turning radii is critical. Therefore, staff cannot support this request.

Department of Aviation

The development is located on property owned by the Department of Aviation and will be identified on the airport layout plan (ALP) for Harry Reid International Airport. Therefore, as

required by 14 CFR Part 77 the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 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;
- Full off-site improvements.

Department of Aviation

- Applicant is required to file a valid "on airport" FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77;
- 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. The Determination of No Hazard must not be expired.
- Applicant is advised 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.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0512-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ECHELON GROUP

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

DRAFT



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # APR-25-101939

ASSESSOR PARCEL #(s): 162-28-211-001-008; 162-28-211-019-026; 162-28-211-027-032, 162-28-297-001

PROPERTY ADDRESS/ CROSS STREETS: 145 E. Reno & 135 & 155 E. Reno

DETAILED SUMMARY PROJECT DESCRIPTION

Design review to remove and rebuild airplane hangers

PROPERTY OWNER INFORMATION

NAME: County of Clark (Aviation)

ADDRESS: 5757 Wayne Newton Boulevard 89119

CITY: Las Vegas

STATE: NV

ZIP CODE: 89119

TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: MTP-Las Vegas Hangars, LLC

ADDRESS: One Hanover Square

CITY: New York

STATE: NY

ZIP CODE: 10004

TELEPHONE: _____ CELL 760-822-7978 ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: LAS Consulting

ADDRESS: 1930 Village Center Circle Bldg 3-577

CITY: Las Vegas

STATE: NV

ZIP CODE: 89134

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

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

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

James C. Chrisley

James C. Chrisley (Feb 9, 2026 14:42:42 PST)

Property Owner (Signature)*

James C. Chrisley, Director of Aviation

Property Owner (Print)

02/09/2026

Date

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

March 22, 2026

Mr. Romeo Gumarang, Principal Planner
500 Grand Central Parkway, 1st Floor
Las Vegas, NV 89134

RE: APR 25-101939/ APN: 162-28-297-001, 162-28-211-001-008, 019-026, 027-032-Revised

Dear Mr. Gumarang:

Please accept this as our request for a design review and waiver of development standards.

Background/Description:

Please accept this letter as a formal request for a Design Review and associated Waivers of Development Standards for the proposed redevelopment of an existing aviation facility located at 145 E. Reno Avenue, commonly known as Quail Air Centre, situated near the north-south runway on the west side of Harry Reid International Airport.

Project Background and Description

The subject property is zoned Public Facility (PF) with a land use designation of Public Use (PU). The site is improved with several office and aircraft hangar structures originally constructed in 1987 and previously leased to Johnny Ribeiro. Ownership of the improvements was transferred several years ago to MTP-Las Vegas Hangars, LLC. Clark County Aviation, as operator of Harry Reid International Airport, is the underlying property owner.

The applicant proposes demolishing several smaller, outdated structures and replacing them with three new aircraft hangars, each approximately 22,500 square feet, and an associated 2,500-square-foot office component. The proposed structures will be approximately 35 feet in height to the eave and 42'6" feet to the roof peak.

Architecturally, the hangars are designed using metal panel construction in Sierra Tan, with Saddle Tan lower panels and dark bronze metal trim. The roof material is a Glacier White standing-seam metal roof, consistent with aviation facility design standards and functional requirements.

There is an east bound bus stop on Reno Avenue, approximately 225 feet west of the western driveway, and a westbound bus stop, approximately 450 feet west of the western driveway.

Design Review

This application requests approval for a Design Review of the construction of three new aircraft hangars, associated office areas, and a revised parking layout. All off-site improvements are existing and complete, including detached sidewalks, curb and gutter, and streetlights along Reno Avenue. The existing driveway access and off-site conditions will remain unchanged. No additional off-site improvements are proposed.

Design Review-A design review to revise the requirement for Horizontal Articulation- For each 50 linear feet of building elevation or portion thereof, each elevation of the building shall incorporate at least 2 of the following components (See Figure 30.04-11): (a) Variations in roof line or variations in roof height of 2 feet or more; (b) Changes in wall plane of 12 inches or more; (c) Variations in the arrangement and recessing of windows; (d) Recognizable changes in texture, material, or surface colors; (e) Engaged columns; or (f) Minimum 2-foot parapet return. ii. Vertical Articulation Buildings 2 stories and greater shall reduce mass with a clearly identifiable base, middle, and top, with horizontal elements separating these components. The body or middle must constitute a minimum of 50% of the total building height. See Figure 30.04-12." ***Hangars are a unique design and cannot meet this standard. The design is for aviation, which is different than an office building or retail building.***

Design Review-A design review to eliminate the requirement for "Building Entrances i. Buildings with street frontage shall have a customer entrance facing the street. Multi-tenant buildings do not require separate entrances per each tenant space." ***These are hangars with massive doors for airplanes, the buildings are perpendicular to the street, and there isn't a place for these entrances in the design. These buildings are not open to the general public, and access to the site will be limited to people who have business in the hangars, either working there or flying out.***

Design review- Title 30 states "Parking Area Landscaping i. Layout and Design Landscape islands, planting strips, or walkways shall be provided per one of the following two options:

(a) Option 1: Parking Landscape Island A landscape island shall be provided every 6 parking spaces and at the end of each row of parking. A landscape island shall be no less than 6 feet wide measured from the inside curb, and the length of the adjacent parking space(s). See Figure 30.04-1.

(b) Option 2: Parking Planting Strip or Walkway As an alternative to Option 1 above, a planting strip may be proposed between facing parking rows, with landscape islands provided every 12 parking spaces and at the end of each row of parking. A planting strip installed to meet this requirement shall be no less than 8 feet wide, measured from the inside curb, with a raised curb along both outer edges. Vehicles are allowed a maximum 2-foot overhang into the planting strip.

(c) Exceptions Modifications may be requested through approval of an Administrative Design Review (ADR) per §30.06.05A, provided the required number of trees are installed adjacent to or within the parking lot to provide shade" ***We are requesting to delete to this requirement and understand we have to pay a fee in lieu of. Due to the nature of the operation, planes will be coming in and out of the hangars. Trees attract birds, which can cause problems if they get into engines. Also, clearance for the planes to turn and head out to the runway is imperative. The trees can potentially clip the wings of the planes as they turn if they are at the end of parking areas. Also, the fuel from the exhaust is detrimental to the trees; there are no trees behind the buildings/hangars, in all of Harry Reid International Airport.***

Title 30.04.08 D 8. iii. "Trees and Landscaping (a) Number Required One large or medium tree is required every 6 parking spaces. (b) Placement Trees in planting strips shall be planted in alignment with parking lane stripes to prevent damage

from overhanging vehicles. (c) Adjacent to Required Street or Buffer Landscaping. When parking is adjacent to any required on-site street or buffer landscaping, trees within 20 feet of the outer edge of the nearest parking space, as measured from the middle of the tree trunk at time of planting, may be counted toward the minimum tree requirements for parking area landscaping. (d) Preservation Credit Each existing significant tree that is preserved may be credited as 2 required large trees or 4 medium trees." ***We are requesting a design review as an alternative to this requirement and understand we have to pay a fee in lieu of. Due to the nature of the operation, planes will be coming in and out of the hangars. Trees attract birds, which can cause problems if they get into engines. Also, clearance for the planes to turn and head out to the runway is imperative. The trees can potentially clip the wings of the planes as they turn if they are at the end of parking areas. Also, the fuel from the exhaust is detrimental to the trees; there are no trees behind the buildings/hangars, in all of Harry Reid International Airport.***

Design Review-A design review to Title 30.04.05.D.2 ii.states "(a) Request to eliminate the requirement for "All nonresidential and multi-family development shall provide on-site pedestrian walkways 5 feet wide, connecting the following areas:

- (1) The parking lot to each on-site building entrance and between all buildings for parking lot connection requirements;
- (2) Public building entrances, public sidewalks or walkways on or adjacent to the site, and adjacent properties;
- (3) Adjacent public transit stop areas and primary building entrances;
- (4) Internal walkways to adjacent public sidewalks;
- (5) Any adjacent or abutting public park, greenway, open space, trail, or other civic use such as schools, places of worship, public recreational facilities, or government offices; and
- (6) All adjacent land uses and developments. (b) On-site pedestrian walkways and crosswalks shall use 1 or more of the following methods: (1) Changing of paving material, pattern, or color, but not painting the material; (2) Decorative bollards; (3) Raised median walkways with landscaping; or (4) Stamped or stained concrete." ***While technically these buildings are open to the public, there will be limited traffic, both vehicular and pedestrian, because only people who work here or are flying privately will be coming to the hangars, and there is no need***

for the on-site walkways. We are actually discouraging the public from entering the buildings, except for people who have business in the hangars, typically they drive their cars and park inside the buildings and enter their private planes/jets.

Waivers

Waiver of Development Standards #1--"Request to allow the east existing driveway on Reno Avenue to remain and not install a commercial curb return driveway per Uniform Standard Drawing 222.1". ***The applicant is making no changes to the driveway; therefore, we need a waiver to allow it to remain as is. While this existing driveway does not meet the code, and this site is technically open to the public, there will be limited traffic, both vehicular and pedestrian, because only people who work here or are flying privately will be coming to the hangars, and there should be no impact.***

Waiver of Development Standards #2--Request to waive the requirement for the western driveway to meet a 25-foot throat depth per Standard Drawing 222.1. The west existing driveway on Reno Avenue has an egress throat depth of 5'6" feet. ***While this existing driveway does not meet the code, and this site is technically open to the public, there will be limited traffic, both vehicular and pedestrian, because only people who work here or are flying privately will be coming to the hangars, and there should be no impact. The reduced throat depth is on the exiting side of the driveway and has no impact on traffic in the public street.***

Waiver of Development Standards #3--Request to allow the east Reno Avenue driveway width of 30 feet to remain where 32 feet is required per Uniform Standard Drawing 222.1. ***While this existing driveway does not meet the code, and this site is technically open to the public, there will be limited traffic, both vehicle and pedestrian, because only people who work here or are flying privately will be coming to the hangars, and there should be no impact.***

Waiver of Development Standards #4--Request to allow the west Reno Avenue driveway width of 23.92 feet to remain where 32 feet is required per Uniform Standard Drawing 222.1." ***While this existing driveway does not meet the code, and this site is technically open to the public, there will be limited traffic, both vehicle and pedestrian, because only people who work here or are flying privately will be coming to the hangars, and there should be no impact.***

Waiver of Development Standards #5--Request to allow the west Reno Avenue driveway ingress radius of 13.02' and egress radius of 14' to remain where 25 feet ingress and 15 feet egress is required per Uniform Standard Drawing 222.1.

While this existing driveway does not meet the code, and this site is technically open to the public, there will be limited traffic, both vehicle and pedestrian, because only people who work here or are flying privately will be coming to the hangars, and there should be no impact.

Conclusion

The proposed redevelopment will modernize the Quail Air Centre and better accommodate contemporary aircraft and aviation operations. The improvements will enhance the visual quality and functional efficiency of this portion of the airport while remaining consistent with aviation-specific design and operational requirements.

For these reasons, we respectfully request approval of these Design Reviews and Waivers of Development Standards. Thank you for your time and consideration.

Respectfully submitted,

Lucy Stewart

Lucy Stewart

