



## Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

August 13, 2024

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: Susan Philipp-Chair  
Katlyn Cunningham-Vice Chair  
John Williams  
Kimberly Swartzlander  
Angelo Carvalho

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

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

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

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

- III. Approval of Minutes for July 30, 2024. (For possible action)
- IV. Approval of the Agenda for August 13, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items (for discussion only)
- VI. Planning and Zoning
  - 1. **ET-24-400072 (WS-22-0199)-FLUET, ROBERT:**  
**WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME** for the following: 1) reduced setbacks; and 2) reduced building separation in conjunction with an existing single-family residence on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Horizon Street, 85 feet north of Wingrove Avenue, and 415 feet south of Desert Inn Road within Paradise. TS/dd/syp (For possible action) **PC 8/6/24**
  - 2. **WS-24-0292-KAIRO, KRISTJAN:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase the wall height in conjunction with an existing single-family residence on 0.27 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Historic Neighborhood Overlay. Generally located on the east side of Spencer Street, approximately 125 feet south of Ottawa Drive within Paradise. TS/nai/syp (For possible action) **PC 8/20/24**
  - 3. **ET-24-400082 (UC-21-0636)-APEX LAS VEGAS, LLC:**  
**USE PERMIT SECOND EXTENSION OF TIME** for a multi-family residential development. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced parking; 2) non-standard landscaping; and 3) alternative standards for perimeter fence. **DESIGN REVIEW** for the conversion of a motel to a multi-family residential development on 5.2 acres in a CR (Commercial Resort) Zone in the Airport Environs (AE-60) and the Maryland Parkway Overlays. Generally located on the south side of Twain Avenue and the west side of Cambridge Street within Paradise. TS/dd/syp (For possible action) **PC 9/3/24**
  - 4. **UC-24-0345-4770 NEVSO, LLC:**  
**USE PERMIT** for a vehicle paint/body shop on 3.32 acres in a CG (Commercial General) Zone. Generally located on the north side of Nevso Drive and 430 feet west of Cameron Street within Paradise. MN/jm/syp (For possible action) **PC 9/3/24**
  - 5. **WS-24-0346-ROZAS, JONATHAN JESUS GONZALEZ & CHAPAY IRNA:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase height; and 2) reduce setbacks for an existing accessory structure in conjunction with an existing single-family residence on 0.32 acres in an RS10 (Residential Single-Family 10) Zone within the Airport Environs (AE-60) Overlay. Generally located on the west side of Palmdesert Way, 100 feet south of Shadowridge Avenue within Paradise. JG/mh/syp (For possible action) **PC 9/3/24**

6. **WS-24-0366-VENETIAN VENUE PROPCO, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to exceed the maximum permissible sound levels in conjunction with an existing recreational facility, fairground, and music venue (Sphere Las Vegas) on 18.51 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Sands Avenue and the east side of Koval Lane within Paradise. TS/jor/syp (For possible action) **BCC 9/4/24**
  
7. **ZC-24-0349-COUNTY OF CLARK (AVIATION):**  
**ZONE CHANGE** to reclassify 3.76 acres from an RS5.2 (Residential Single-Family 5.2) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-60 & AE-65) and Maryland Parkway Overlays. Generally located on the east side of University Center Drive and the north side of Hacienda Avenue within Paradise (description on file). JG/gc (For possible action) **BCC 9/4/24**
  
8. **ZC-24-0350-COUNTY OF CLARK (AVIATION):**  
**ZONE CHANGE** to reclassify 7.97 acres from a CR (Commercial Resort) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the northwest corner of Four Seasons Drive and Haven Street within Paradise (description on file). JG/gc (For possible action) **BCC 9/4/24**
  
9. **ZC-24-0351-COUNTY OF CLARK (AVIATION):**  
**ZONE CHANGE** to reclassify 0.67 acres from a CR (Commercial Resort) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-60) Overlay. Generally located on the east side of Las Vegas Boulevard South, 100 feet south of Four Seasons Drive within Paradise (description on file). JG/gc (For possible action) **BCC 9/4/24**
  
10. **ZC-24-0352-COUNTY OF CLARK (AVIATION):**  
**ZONE CHANGE** to reclassify 1.22 acres from a CR (Commercial Resort) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-70 & AE-75) Overlay. Generally located on the west side of Las Vegas Boulevard South, 850 feet north of Sunset Road within Paradise (description on file). MN/gc (For possible action) **BCC 9/4/24**

VII. General Business (For possible action)

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

IX. Next Meeting Date: August 27, 2024.

X. Adjournment.

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



## Paradise Town Advisory Board

July 30, 2024

### MINUTES

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Board Members: Susan Philipp-Chair-**PRESENT**  
Katlyn Cunningham- Vice-Chair -**EXCUSED**  
John Williams – **PRESENT**  
Kimberly Swartzlander- **PRESENT**  
Angelo Carvalho- **PRESENT**

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

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

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

Tyler Delorenzo; Planning, Blanca Vazquez; Community Liaison

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

II. Public Comment:  
**None**

III. Approval of July 9, 2024 Minutes

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

Approval of Agenda for July 30, 2024

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

V. Informational Items (For Discussion only)

VI. Planning & Zoning

1. **AR-24-400066 (DR-22-0582)-CAPSTONE CHRISTIAN ACADEMY:**  
**DESIGN REVIEW THIRD APPLICATION FOR REVIEW** for an addition to an existing school on 2.0 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the west side of Paradise Road and the south side of Serene Avenue within Paradise. MN/nai/syp (For possible action) **PC 8/20/24**

**MOVED BY-Williams**  
**APPROVE- Subject to staff conditions**  
**VOTE: 4-0 Unanimous**

2. **ET-24-400078 (WS-23-0499)-SEC 1910, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for the following: 1) a loading bay within the side yard of an industrial complex; and 2) reduce drive aisle width.  
**DESIGN REVIEW** for a proposed food (salmon) processing facility in conjunction within an existing office/warehouse building on 1.08 acres in an IP (Industrial Park) Zone and within the Airport Environs (AE-60) Overlay. Generally located on the north side of Maule Avenue, 325 feet east of Spencer Street within Paradise. JG/tpd/syp (For possible action) **PC 8/20/24**

**MOVED BY-Williams**  
**APPROVE- Subject to staff conditions**  
**VOTE: 4-0 Unanimous**

3. **WS-24-0292-KAIRO, KRISTJAN:**  
**WAIVER OF DEVELOPMENT STANDARDS** to increase the wall height in conjunction with an existing single-family residence on 0.27 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Historic Neighborhood Overlay. Generally located on the east side of Spencer Street, approximately 125 feet south of Ottawa Drive within Paradise. TS/nai/syp (For possible action) **PC 8/20/24**

**Applicant no show. Return to the August 13, 2024 Paradise TAB meeting**

4. **SDR-24-0334-MGM RESORTS LAND HOLDINGS II, LLC**  
**SIGN DESIGN REVIEW** for modifications to an approved comprehensive sign plan for a resort hotel (Bellagio) on 76.63 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/rr/syp (For possible action) **BCC 8/21/24**

**Held per applicant, return to the October 29, 2024 Paradise TAB meeting**

5. **DR-24-0335-BCORE PARADISE, LLC:**  
**DESIGN REVIEW** for an expansion and modification to an existing resort hotel (Bellagio) on 85.77 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South and the south side of Flamingo Road within Paradise. JG/rr/syp (For possible action) **BCC 8/21/24**

**Held per applicant, return to the October 29, 2024 Paradise TAB meeting**

6. **VS-24-0321-SPENCER RA, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Flamingo Road and Rochelle Avenue, and between Spencer Street and Bruce Street within Paradise (description on file). TS/bb/syp (For possible action) **BCC 8/21/24**

**MOVED BY-Philipp**  
**APPROVE- Subject to staff conditions**  
**VOTE: 4-0 Unanimous**

7. **WS-24-0320-SPENCER RA, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce street landscaping; and 2) allow modified driveway design standards.  
**DESIGN REVIEWS** for the following: 1) lighting plan; and 2) retail building and gas station on a 1.43 acre portion of a 4.12 acre site within an existing commercial development in a CG (Commercial General) Zone. Generally located on the south side of Flamingo Road and the east side of Spencer Street within Paradise. TS/bb/syp (For possible action) **BCC 8/21/24**

**MOVED BY-Philipp**  
**APPROVE- Subject to staff conditions**  
**DENY- Waiver #2**  
**VOTE: 4-0 Unanimous**

- VI. General Business (for possible action)  
**None**
- VII. Public Comment  
**None**
- VIII. Next Meeting Date  
**The next regular meeting will be August 13, 2024**
- IX. Adjournment

**The meeting was adjourned at 7:30 p.m.**

**PUBLIC HEARING**

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

**ET-24-400072 (WS-22-0199)-FLUET, ROBERT:**

**WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME** for the following: 1) reduced setbacks; and 2) reduced building separation in conjunction with an existing single-family residence on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the west side of Horizon Street, 85 feet north of Wingrove Avenue, and 415 feet south of Desert Inn Road within Paradise. TS/dd/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

161-18-111-018

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Reduce the rear setback (new building addition) to the principal residence to 6 feet where 20 feet is required per Table 30.40-2 (a 70% decrease).
- b. Reduce the interior side setback of an existing accessory building (northwest storage building) to zero feet where 5 feet is required per Table 30.40-2 (a 100% decrease).
2. Reduce the building separation between the principal residence and an accessory building (northwest storage building) to 3 feet 4 inches where 6 feet is the minimum required per Table 30.40-2 (a 43% decrease).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3383 Horizon Street
- Site Acreage: 0.2
- Project Type: Reduced setbacks and reduced building separation
- Number of Stories: 2
- Square Feet: 90 (northwest accessory storage building)/75 (southwest accessory storage building)/1,935 (1,740 existing principal residence/195 building addition)

**History & Request**

The Planning Commission (PC) previously approved waivers of development standards to reduce setbacks and reduce building separation in conjunction with an existing single-family



residence. Building permits were submitted to the Building Department in February 2023 (BD23-08842). In August of 2023 the applicant was approved for their first extension of time (ET-23-400091) to allow extra time for the building permit process, and now the applicant is requesting a second extension for the building permits to be issued.

### Site Plan

The approved plan depicts an existing residence centrally located on the subject parcel facing east toward Horizon Street. The southern portion of the home is 1 story and the northern portion is 2 stories. The applicant constructed a 1 story building addition at the rear portion of the northwest corner of the principal residence; hence, the request to reduce the principal structure rear setback to 6 feet where 20 feet is required per Title 30. The site plan also shows that the patio cover that was enclosed without permits in the middle portion of the rear of the principal residence will be demolished and converted back to a covered patio.

The applicant previously constructed 2 accessory storage buildings, 1 located on the northwest corner of the site, and the second located on the southwest corner of the site. The accessory storage building on the northwest corner is set back zero feet from the north property line (where 5 feet is required) and will be relocated 7 feet from the west property line (where 5 feet is required), 3 feet 4 inches from the principal residence to the south (where 6 feet is required), 77 feet from the east property line, and 78 feet from the south property line.

The accessory storage building on the southwest corner of the site will be relocated 7 feet from the west property line (where 5 feet is required), 13 feet from the principal residence to the northeast (where 6 feet is required), 2 feet from the south property line (where 5 feet is required), 65 feet from the north property line, and 88 feet from the east property line.

Lastly, portions of the north and south property lines include a 6 foot high CMU block wall, which reduces in height and includes wrought-iron on top as it leads towards the front yard. The west property line includes a 6 foot high CMU block wall with a 2 foot 4 inch retaining wall.

### Landscaping

There is existing landscaping and rockscape in the front and side yards. New landscaping is neither proposed nor a part of this request.

### Elevations

The approved photos depict the majority of the existing principal residence is 1 story except for the northern portion of the residence which is 2 stories. The photographs show that the west facing elevation of the home has a minimum roofline height of 7 feet. The northwest accessory storage building has an overall height which varies from 8 feet to 9 feet. The southwest accessory storage building has an overall height of 8 feet. The principal residence has exterior materials that consist of stucco walls, wood trim, and brick veneer. The accessory storage buildings are constructed of wood. All existing structures are painted to match the principal residence.

Floor Plan

The principal residence includes a typical residential floor plan layout, which includes bedrooms, a living room, bathrooms, and a kitchen. The building addition includes new bedrooms and bathrooms.

Previous Conditions of Approval

Listed below are the approved conditions for ET-23-400091 (WS-22-0199):

Current Planning

- Until June 7, 2024 to complete the building permit and inspection process with any extension of time to be a public hearing.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Listed Below are the approved conditions for WS-22-0199:

Current Planning

- 1 year to complete the building permit and inspection process with any extension of time to be a public hearing;
- Accessory building height not to exceed 1 story.
- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulation may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Applicant's Justification

The applicant states that they had hired a contractor to help them with the building permit process, but after their first extension of time application the hired contractor did not follow through with any of the work. The applicant states that they are now looking for a new contractor to help them through the permit process.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-23-400091 (WS-22-0199)	First extension of time for setback reductions and building separation	Approved by PC	August 2023

**Prior Land Use Requests**

Application Number	Request	Action	Date
WS-22-0199	Reduced setback and reduced building separation in conjunction with an existing single-family residence	Approved by PC	June 2022

**Surrounding Land Use**

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

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

CE21-12775 is an active zoning violation on the subject parcel for building without a permit.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

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

A building permit application (BD23-08842) was submitted in February 2023. Two days after submittal, the applicant's contractor was notified by the Building Department that the plans and documents were insufficient and could not be reviewed. The applicant has not made any progress toward compliance with County Code. Therefore, staff recommends denial of this request.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

- Until June 7, 2025 to complete the building permit and inspection process with any extension of time to be a public hearing.

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

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT: ROBERT LIONEL FLUET**

**CONTACT: G.C. GARCIA, INC., GEORGE GARCIA, 1055 WHITNEY RANCH DRIVE,  
SUITE 210, LAS VEGAS, NV 89014**

**DRAFT**

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-24-0292-KAIRO, KRISTJAN:**

**WAIVER OF DEVELOPMENT STANDARDS** to increase the wall height in conjunction with an existing single-family residence on 0.27 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Historic Neighborhood Overlay.

Generally located on the east side of Spencer Street, approximately 125 feet south of Ottawa Drive within Paradise. TS/nai/syp (For possible action)

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RELATED INFORMATION:

**APN:**

162-14-611-002

**WAIVER OF DEVELOPMENT STANDARDS:**

Increase the wall height in the side and rear yards to 7 feet where 6 feet is the maximum height permitted per Section 30.04.03. (17% increase)

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3702 Spencer Street
- Site Acreage: 0.27
- Project Type: Perimeter wall
- Building Height (feet): 7 (boundary wall)

**Site Plan**

The plan depicts an existing single-family residence on a 0.27 acre lot. The front of the house is facing southwest towards Spencer Street. The house is centrally located on the property and is 2,047 square feet. There is an existing perimeter wall that is currently 4 feet tall. The applicant requests to increase the wall height to be 7 feet, when 6 feet is permitted, along the north, south, and east property lines, within the side and rear yards. A return wall is shown on the south side and a gate on the north side of the residence.

**Elevations**

The plan shows the new boundary wall height to be 7 feet.

Applicant's Justification

The current height of the perimeter wall is 4 feet. The applicant is requesting this height increase to 7 feet to ensure safety and for privacy from neighbors.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-22-0098	Reclassified 176.4 acres from an R-1 Zone to an R-1 Zone in a Historic Neighborhood (HN) Overlay District	Approved by BCC	April 2022

**Surrounding Land Use**

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

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

There is an active code violation (CE-21-05116) increase height of existing perimeter wall without building permits.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

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 applicant increased the height of the wall without a building permit. As a result, there is an active Code violation (CE21-05116). Staff also finds that the applicant is making progress to resolve this issue, because there is an active building permit in process (BD-21-26262). Staff can support this application if applicant continues to complete the building permit and paints the wall to match the existing residence.

**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**

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

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

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

**APPLICANT: KRISTJAN KAIRO**

**CONTACT: KRISTJAN KAIRO, 3702 SPENCER STREET, LAS VEGAS, NV 89119**

**PUBLIC HEARING**

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

**ET-24-400082 (UC-21-0636)-APEX LAS VEGAS, LLC:**

**USE PERMIT SECOND EXTENSION OF TIME** for a multi-family residential development. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduced parking; 2) non-standard landscaping; and 3) alternative standards for perimeter fence.

**DESIGN REVIEW** for the conversion of a motel to a multi-family residential development on 5.2 acres in a CR (Commercial Resort) Zone in the Airport Environs (AE-60) and the Maryland Parkway Overlays.

Generally located on the south side of Twain Avenue and the west side of Cambridge Street within Paradise. TS/dd/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-15-701-002; 162-15-701-003

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the required parking to 202 spaces where 339 spaces are required per Table 30.60-1 (a 40% reduction).
2.
  - a. Allow alternative landscaping along a collector street where a 15 foot landscape area is required with an existing attached sidewalk per Section 30.64.030.
  - b. Allow alternative landscaping along a local street where landscaping per Figure 30.64-9 is required.
3.
  - a. Allow a decorative fence which is not set back for landscaping as required per Section 30.64.020.
  - b. Increase the maximum height of a fence to 6 feet 2 inches where 6 feet is the maximum allowed per Section 30.64.020 (a 3% increase).

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 905 and 955 E. Twain Avenue
- Site Acreage: 5.2
- Number of Units: 228
- Density (du/ac): 47.2
- Project Type: Multi-family residential



- Number of Stories: 2
- Building Height (feet): 22
- Parking Required/Provided: 339/202

### History

The existing development was built in the mid 1970's as a multi-family development. In 2008, a zone change (ZC-0804-08) was approved to reclassify the multi-family development from an RM50 (formerly R-5) Zone to a CR (formerly H-1) Zone and to convert the use to a motel. In 2015, an application was submitted to revert the motel back to a multi-family development; however, the application was withdrawn, leaving the development as a motel. Through the years, the development was licensed as an apartment and motel, similar to long/short term lodging that was included in Title 30 at the time of the previous approval. The original request was to revert the development back to a multi-family residential use for permanent residency, which does not allow for transient occupancy, meaning the units must be leased for a minimum of 31 consecutive days.

Since this is a developed site with no new construction, the existing conditions which were previously approved or permitted may continue without additional land use. For example, the parking stalls do not meet the required 18 foot length. However, a waiver to allow 16 feet was previously approved. Additionally, a fence was installed which does not meet the standards; therefore, a waiver of development standards was required.

When the use changes on a site, for example from a motel to a multi-family development, the regulations related to the use must meet Code. In this case, the parking requirement is per a multi-family residential use. Since the on-site parking does not meet Code for multi-family developments, a waiver of development standards for parking is required.

In October of 2022 the applicant was approved for their first extension of time (ET-22-400104 (UC-21-0636)) to allow extra time to complete the work necessary to transition the use of the property from a hotel to a multi-family development. The applicant is requesting a second extension to complete the building permit and inspection process.

### Site Plans

The approved plans show that the site is developed with 26 buildings with 228 units. The buildings are generally grouped into 2 complexes which are a mirror image of each other with each complex consisting of 13 buildings. There are courtyards within the buildings with 1 pool in each grouping. Parking is located on the west and east property lines and in the center of the 2 groupings. Three hundred thirty-nine parking spaces are required for a multi-family complex and 202 parking spaces are provided. Trash enclosures are located along the southern property line. The plans show 4 driveways from Twain Avenue and 1 driveway from Cambridge Street. Two of the driveways on Twain Avenue, and the 1 on Cambridge Street are gated for emergency use only. The 2 central driveways along Twain Avenue do not have a gate.

### Landscaping

The approved plans show existing palm trees in a landscape strip ranging from 8 feet to 16 feet wide along Twain Avenue, as well as along the southern property line. The previously approved

plans depict additional shrubs to enhance the landscaping on Twain Avenue; however, Code requires a 15 foot wide strip next to a collector street, and palm trees are no longer a permitted tree type per the Southern Nevada Regional Planning Coalition Regional Plant List. Medium trees spaced 30 feet apart (20 feet is the maximum per Code) and shrubs are provided along Cambridge Street, in an existing 8 foot wide landscape strip. Landscaping was removed at the northeast corner of the site, as it was located within the right-of-way. A portion of the landscape strip to the east of the central driveway is shown to be converted to artificial turf.

A 6 foot 2 inch wrought iron fence is located just behind the sidewalk of Twain Avenue and Cambridge Street which required the waiver of development standards.

#### Elevations

The approved plans show the buildings as approximately 22 feet tall with a tile pitched roof. Existing exterior materials include stucco with stone veneer accents.

#### Floor Plan

The approved plans show the apartment complex consisting of 1 bedroom and 2 bedroom units.

#### Signage

Signage was not a part of the original request.

#### Previous Conditions of Approval

Listed below are the approved conditions for ET-22-400104 (UC-21-0636):

##### Current Planning

- 1 year to complete the building permit and inspection process, and obtain a business license for the multi-family residential development (apartment) use.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

##### Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-21-0636:

##### Current Planning

- 6 months to commence with any extension of time to be a public hearing;
- 1 year to review as a public hearing, applicant to provide a status report to address progress to correct all safety issues identified by the Clark County Fire Department, Clark County Building Department, Clark County Code Enforcement, and to secure all units that are not in use;
- Containers shall be removed prior to zoning approval of a business license or a building permit;

- Parking stalls shall be striped prior to zoning approval of a business license or issuance of a building permit;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a change of occupancy permit may be required by the Clark County Building Department, and if so, the change must be approved by the Building Department prior to zoning approval of the business license; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

#### Public Works - Development Review

- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

#### Department of Aviation

- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

#### Building Department - Fire Prevention

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

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

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

Applicant's Justification

The applicant states that while they were aware of issues that the buildings had, technical analysis performed by architects and engineers revealed the problems to be much more extensive than previously thought. The applicant also states that a new architecture firm was hired in September 2023 to replace the prior architects working on the project, which caused delays. Furthermore, the applicant claims that numerous site visits to assess the problems at the site have been conducted by architects, engineers, plumbers, and electricians. Lastly, the applicant states that Clark County Building Department applications BD24-09122 and BD24-24201 were submitted to address the uncovered trash enclosures that were erected at the site without prior approval.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-22-400104 (UC-21-0636)	First extension of time for the conversion of a motel to a multi-family development with a reduction in parking	Approved by PC	October 2022
UC-21-0636	Conversion of a motel to a multi-family development with a reduction in parking	Approved by PC	January 2022
ZC-0804-08	Reclassified from R-5 to H-1 zoning for a conversion of an existing multi-family development to a motel	Approved by BCC	November 2008

**Surrounding Land Use**

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

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

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

Since the previous approval of ET-22-400104 (for UC-21-0636) in 2022, staff finds that some progress has been made towards obtaining the required building permits for the site. There are

currently 2 separate building permits open for the site; one to address the change of occupancy, and the other for the unpermitted trash enclosure. The deteriorated state of the buildings may have hindered progress, but in any case, the building permit process is not complete and a business license has not been obtained; therefore, staff cannot support this extension of time request.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

- Until October 18, 2025 to complete the building permit and inspection process and obtain a business license or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Compliance with previous conditions.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** APEX LAS VEGAS LLC

**CONTACT:** JONATHAN ADAME, SSA ARCHITECTURE, 7040 LAREDO STREET, SUITE C, LAS VEGAS, NV 89117



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-15-701-002  
162-15-701-003  
 PROPERTY ADDRESS/ CROSS STREETS: 905 & 955 East Twain Avenue

**DETAILED SUMMARY PROJECT DESCRIPTION**

This is an application for an Extension of Time for a Use Approval Case.

**PROPERTY OWNER INFORMATION**

NAME: Apex Las Vegas, LLC  
 ADDRESS: 631 S. OLIVE STREET  
 CITY: Los Angeles STATE: CA ZIP CODE: 90014  
 TELEPHONE: (213) 622-6165 CELL: \_\_\_\_\_ EMAIL: sumi@proresidential.com

**APPLICANT INFORMATION (must match online record)**

NAME: SUMI DAVE at PRO RESIDENTIAL SERVICES, INC AND APEX LAS VEGAS, LLC  
 ADDRESS: 631 S. OLIVE STREET  
 CITY: Los Angeles STATE: CA ZIP CODE: 90014 REF CONTACT ID # 219134  
 TELEPHONE: (213) 622-6165 CELL: \_\_\_\_\_ EMAIL: sumi@proresidential.com

**CORRESPONDENT INFORMATION (must match online record)**

NAME: Jonathan Adame  
 ADDRESS: 7040 Laredo St. Ste. C  
 CITY: Las Vegas STATE: NV ZIP CODE: 89117 REF CONTACT ID # 271873  
 TELEPHONE: 702-873-1718 CELL: \_\_\_\_\_ EMAIL: JonathanA@SmallStudioAssociates.com

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

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

[Signature] Property Owner (Signature)\*      Sumi DAVE Property Owner (Print)      6-27-24 Date

**DEPARTMENT USE ONLY:**

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

APPLICATION # (s) ET-24-400082 ACCEPTED BY DD  
 PC MEETING DATE 09/03/2024 DATE 07/01/2024  
 BCC MEETING DATE \_\_\_\_\_ FEES \$1,400  
 TAB/CAC LOCATION Paradise DATE 08/13/2024

**SSA ARCHITECTURE**

Small Studio Associates, LLC.  
7040 Laredo Street, Suite C  
Las Vegas, Nevada 89117-3044  
702.8731718 702.8731726 fax  
www.smallstudioassociates.com

April 24, 2024

Clark County Comprehensive Planning Department  
500 S. Grand Central Parkway  
Las Vegas, NV 89106

Re: Justification Letter Extension of Time for Use Approval Case (UC-21-0636)  
905 & 955 E. Twain Ave.  
APN 162 15 701 002 & 003  
Las Vegas, NV 89169

Dear Planners,

We are requesting an extension of time for a use approval case associated with the aforementioned site. This site is currently zoned for Limited Resort and Hotel (H-1). The NFAs (attached) were issued on this project on January and October 2022. At the time of the NFA the client was aware that the buildings had problems. However, under technical analysis of architects and engineers these problems were discovered to be more extensive than were originally believed. During the intervening time progress has been made. SSA Architecture was hired on September 2023 replacing the prior architects. From that point the chronology below shows recent progress.

1. *September 8, 2023 – Architectural Contract was signed by Client.*
2. *September 14, 15 & 18, 2023 – SSA visited the site and took As Built measurements.*
3. *October 2 & 3, 2023 – SSA was in contact with Jazmine Harris, Senior Planner at Planning and Zoning and communicated about Compliance.*
4. *October 9, 2023 – Architect's scope was revised based on what was learned from the discussion with Jazmine Harris. Measuring and drafting of architectural drawings began.*
5. *October 11, 2023 – SSA was in contact with Zach Gharibian from Clark County Building Department (CCBD) and discussed code review issues for the project.*
6. *October 26, 2023 – SSA filed the architectural plans with CCBD*
7. *October 30, 2023 – SSA received comments from Terry Kozlowski at CCBD requesting IEBC 2018 chapter 10 (compliance submission) related to MEP design and drawings.*
8. *November 8, 2023 – SSA sent Client authorization request for SSA to hire Electrical and Mechanical Engineering Consultants and received it signed the same day.*
9. *November 28, 2023 – SSA retained Electrical and Mechanical Consultants.*
10. *December 16 & 17, 2023 – SSA conducted site visit with Electrical and Mechanical Consultants to inspect and record the site.*
11. *December 29, 2023 to January 2, 2024 – SSA conducted a site visit with City Wide Plumbing to camera, locate, inspect and record building 905 & 955's main sewer lines.*
12. *January 5, 2024 to February 28 – MEP Design and Analysis*



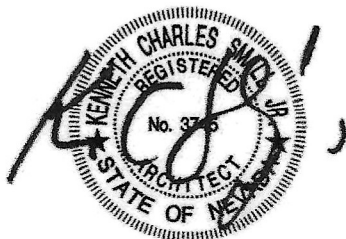
13. February 23, 2024 – SSA uploaded the plan set and application for the trash enclosure permit as a fence permit application.
14. February through March 6 SSA prepared these documents for requesting an extension of time.

When SSA was retained (just prior to 1 year after the most recent extension) we were retained for a scope that indicated that the client did not completely understand this process. We reached out to Jazmine Harris, Senior Planner and were told that (10/02 11:54 AM email) "What deadline are you talking about? there is no deadline". Therefore, we were proceeding accordingly until recent communications from others indicated otherwise.

#### Current General Progress

1. SSA conducted multiple site visits. We measured and drew the buildings as we were told that the CCBD required an architectural submission. Then we submitted the architectural "Plans" to CCBD. Apparently they were accepted... as they were not rejected.
2. Engineers analyzed over 50% of each building's units on the site including units, water heaters, power, lighting, electrical panels/meters, and condition of the components. The Consultant/Engineers and SSA then analyzed the changes that may be necessary in order to bring the building up to compliance with the requirement issued by CCBD Terry Kozłowski on 10/30. There is no specific requirement in the NFAs for this (in our opinion).
3. A plumbing camera technician company was hired to inspect and determine the route of existing sewer lines in the vicinity of the buildings and report their conditions. Issues such as "bellies" in a line, missing cleanouts and water damage would need to be addressed in the plumbing drawings.
4. Other efforts are being made to resolve violations.
5. Currently, SSA has submitted to CCBD drawings for approval of dumpster enclosures that were built without permits prior to our involvement.
6. Further analysis and work is underway for the site to meet current standards.

Submitted on behalf of the property owner,



Ken Small, AIA, CSI, CDT, Architects license#3745

SSA Architecture  
7040 Laredo St. Ste. C, Las Vegas, Nevada 89117



09/03/24 PC AGENDA SHEET

**PUBLIC HEARING**

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

**UC-24-0345-4770 NEVSO, LLC:**

**USE PERMIT** for a vehicle paint/body shop on 3.32 acres in a CG (Commercial General) Zone.

Generally located on the north side of Nevso Drive and 430 feet west of Cameron Street within Paradise. MN/jm/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-19-101-012

**LAND USE PLAN:**

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4770 W. Nevso Drive
- Site Acreage: 3.32
- Project Type: Paint/body shop
- Number of Stories: 1
- Square Feet: 3,400 (units B1 & B2), 960 (unit C1), 1,632 (unit C2), 2,924 (unit B18)
- Parking Required/Provided: 18/30

**Site Plan & Background**

The site plan depicts 2 existing standing seam metal buildings and existing covered parking. One building nearly spans the entire eastern property line in a north/south orientation and the other building is set back approximately 36 feet from Nevso Drive in a north/south orientation. This building also has an addition at its western midpoint where unit B18 is located. Parking is located along the front of each suite, covered along the west property line, and behind the western building.

The business is already operating in units B1 and B2 in violation of County code.

**Landscaping**

Landscaping is not a part of this request.

Elevations

The elevations depict an existing standing seam metal building and existing covered parking. The buildings are grey with yellow trim and awnings, roll-up doors, a windowed office space, and exterior signage.

Floor Plans

The floor plan depicts a 540 square foot paint booth inside unit C2, paint preparation in unit C1, vehicle lifts in units B1 and B2 and an office space with lobby adjacent to unit B1.

Applicant's Justification

The applicant states they are requesting a use permit to allow for a paint/body shop for units C1, C2, and B18, where they plan to expand, as required by Title 30. They are already operating in suites B1 and B2.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-18-0012	Allowed tires sales and installation	Approved by PC	March 2018
ET-0387-07	Third extension of time for paint and body shop (VC-2022-95)	Approved by PC	January 2008
WC-0091-03	Waived condition requiring applicant to apply for use permit in 90 days and subject to 5 year review for an existing paint/body shop	Approved by PC	June 2003
VC-0005-03	Second extension of time for a paint and body shop (VC-2022-95)	Approved by PC	March 2003
ZC-1082-00	Reclassified from a C-3 to C-2 zoning	Approved by BCC	September 2000
ET-97-400273	Extension of time for a paint and body shop	Approved by PC	February 1998
VC-2022-95	Paint and body shop approval	Approved by PC	January 1996
DR-1363-95	RV storage, repair, and remodel	Approved by PC	September 1995
VC-0703-95	RV rental and storage	Denied by PC	June 1995
UC-1891-94	Cell tower site and tower; waivers of development standards for fence height and street landscaping	Approved by PC	January 1995
VC-1235-94	Parking reduction in conjunction with a commercial center	Approved by PC	September 1994

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use (CM)	CG	Restaurant & commercial center
South	Corridor Mixed-Use (CM)	IL	Auto repair

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
East	Corridor Mixed-Use (CM)	IP, CG	Business park, commercial
West	Corridor Mixed-Use (CM)	CG	Business park, restaurants, & retail

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

Use Permit

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

The proposed use permit to allow a vehicle paint/body shop in a CG zone should not negatively impact the use of the site. There are several existing vehicle repair and body shops in this complex and there is adequate parking for all businesses. Therefore, staff can support this request.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

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

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: MARAT MOVESESYANTS**

**CONTACT: MARAT MOVESESYANTS, A AUTO CENTER, 4770 W. NEVSO DRIVE B1,  
LAS VEGAS, NV 89103**

**DRAFT**

# Department of Comprehensive Planning Application Form

ASSessor PARCEL ID# 1102-19-101-012

PROPERTY ADDRESS CROSS STREETS 4770 W. NEVSO AT Las Vegas, NV 89103

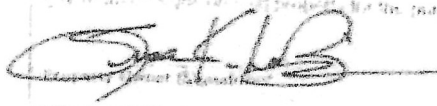
**DETAILED SUMMARY PROJECT DESCRIPTION**  
 UNIT 1 AND 2 are Mechanical repair for PUMP HOUSE.  
 UNIT 3 AND 4 are used for Body repair and Paint

**PROPERTY OWNER INFORMATION**  
 NAME 4770 Nevso, LLC  
 ADDRESS 50 PORTLAND PIKE, # 400  
 CITY PORTLAND STATE ME ZIP CODE 04101  
 TELEPHONE \_\_\_\_\_ CELL 903-816-3207 EMAIL ds@kbcopsecurities.com

**APPLICANT INFORMATION (must match online record)**  
 NAME MJMT MECHANICALS  
 ADDRESS 1420 COLLEGE LANE AVE  
 CITY LAS VEGAS STATE NV ZIP CODE 89123 REF CONTACT ID# 271984  
 TELEPHONE 702-237-8952 CELL 702-999-0990 EMAIL MECHANICALS@GMAIL.COM

**CORRESPONDENT INFORMATION (must match online record)**  
 NAME MJMT MECHANICALS  
 ADDRESS 1420 COLLEGE LANE AVE  
 CITY LAS VEGAS STATE NV ZIP CODE 89123 REF CONTACT ID#  
 TELEPHONE 702-237-8952 CELL 702-999-0990 EMAIL MECHANICALS@GMAIL.COM

I hereby certify that I am the owner of record of the property described in this application and that the information contained herein is true and correct to the best of my knowledge and belief, and that this application must be approved by the Planning Commission of the City of Las Vegas, Nevada, for the purpose of allowing the parties to the proposed project to proceed.



**Susan K. LaBrie**  
 Property Owner (Print)  
**MANAGER**

7/1/24  
 Date

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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App # 06-24-0345 Accepted by: JM  
 Re meeting: 9/13/24 Date: 7/1/24  
 TAB/LAE Location: Paradise Date: 8/13/24 Fees: 1000.00



4770 W NEVSO DRIVE. LAS VEGAS, NV 89103

702-222-1028

04.23.2024

A auto center is applying for repair and tear down of vehicles in unit B-18.

B-18 unit is used for office space and tear down/re-assembly of vehicle before and after paint.

We as a facility meet the criteria for outside storage. We have a gated facility.

Currently our only unit used for painting is C-2; this is where our spray booth is used.

C-1 is being used as our preparation unit for painting.

B1 and B2 are used as our mechanical facility. We currently do not have a landscaping plan. We have no landscaping.

Our parking facilities is approximately 75 parking spaces that cohere to the 500sqft measurements requirements.

*There will be no changes or additions to the existing landscape.*

Marat Movesesyants

Owner

4/23/2024

*Parking required = 12*

*Parking provided = 30*

09/03/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0346-ROZAS, JONATHAN JESUS GONZALEZ & CHAPAY IRNA:

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase height; and 2) reduce setbacks for an existing accessory structure in conjunction with an existing single-family residence on 0.32 acres in an RS10 (Residential Single-Family 10) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the west side of Palmdesert Way, 100 feet south of Shadowridge Avenue within Paradise. JG/mh/syp (For possible action)

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RELATED INFORMATION:

**APN:**

162-36-511-031

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase the height of an existing accessory structure (flying trapeze) to 30 feet where 14 feet is the maximum per Section 30.02.05B (a 114% increase).
2. Reduce the interior side setback for an existing accessory structure to 3 feet where 5 feet is the minimum per Section 30.02.05B (a 40% decrease).

**LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3089 Palmdesert Way
- Site Acreage: 0.32
- Project Type: Accessory structure (flying trapeze)
- Height (feet): 30
- Square Feet: 726

**Site Plans**

The plans depict an existing single-family residence which is accessed via Palmdesert Way to the east. The garage is located in the front portion of the home and there is a patio cover on the rear side of the home. The rear yard features a pool and a 156 square foot shed, set back 5 feet from the south side property line and 40 feet from the rear property line. There is an existing 726 square foot flying trapeze structure, which is 8 feet from the home, 3 feet from the north side

property line, and 5 feet from the rear property line. The structure is secured by several underground anchor points, anchor plates, metal stakes, and frame legs.

Landscaping

There are no proposed changes to landscaping associated with this application.

Elevations

The plans depict a 30 foot high flying trapeze structure constructed of metal, featuring an 11 foot wide frame and 66 foot length across 3 sections. A swing is fastened to the top part of the structure, hanging down 9 feet. A ladder is attached to the structure to allow for entry and exit from the platform located inside the structure. Safety netting measuring 11 feet in width and 55 feet in length is located underneath the swing and platform toward the bottom of the structure.

Applicant's Justification

The applicant states that the flying trapeze structure is intended solely for private training for the residents of the household. The structure is necessary for physical fitness and skills development for Cirque Du Soleil performers. The structure is temporary and has a negligible impact on the surrounding environment. The applicant adds that the structure is safe and does not pose any risk to the performers or the area, nor will it result in any damage to the residence or landscaping.

Surrounding Land Use

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North, South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS10 (AE-60)	Single-family residential

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

There is an active Code Enforcement case (CE22-20420) on the property for constructing a flying trapeze structure without a building permit.

**STANDARDS FOR APPROVAL:**

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

**Analysis.**

**Comprehensive Planning**

Waivers of Development Standards

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



While staff can understand the applicant's desire to have the flying trapeze structure in the rear yard of the residence, the size and appearance of the structure disrupts the character of the neighborhood. The flying trapeze structure significantly exceeds the maximum height for accessory structures in an RS10 Zone, while also encroaching into the required setbacks without any mitigating measures to reduce the impact on adjacent properties. The properties adjacent to the subject site, as well as those across the street, may be adversely affected by the presence of the structure and the associated safety concerns. Therefore, staff cannot support this request.

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

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

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: RENATO FERNANDES**

**CONTACT: RENATO FERNANDES, 3089 PALMDESERT WAY, LAS VEGAS, NV 89120**



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-36-511-031

PROPERTY ADDRESS/ CROSS STREETS: 3089 PALMDESERT WAY. - RUSSELL & PECOS

DETAILED SUMMARY PROJECT DESCRIPTION

TEMPORARY 100% REMOVABLE FLYING TRAPEZE RIG FOR PRIVATE TRAINING AT HOME.

PROPERTY OWNER INFORMATION

NAME: JONATHAN JESUS GONZALEZ ROZAS  
ADDRESS: 3089 PALMDESERT WAY  
CITY: LAS VEGAS STATE: NV ZIP CODE: 89120  
TELEPHONE: \_\_\_\_\_ CELL: 56922526159 EMAIL: JONATHAN-TRAPECISTA@HOTMAIL.COM

APPLICANT INFORMATION (must match online record)

NAME: RENATO FERNANDES  
ADDRESS: 3089 PALMDESERT WAY  
CITY: LAS VEGAS STATE: NV ZIP CODE: 89120 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_ CELL: 7026248060 EMAIL: RENATO.FERNANDES244@YAHOO.COM

CORRESPONDENT INFORMATION (must match online record)

NAME: RENATO FERNANDES  
ADDRESS: 3089 PALMDESERT WAY  
CITY: LAS VEGAS STATE: NV ZIP CODE: 89120 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_ CELL: 7026248060 EMAIL: RENATO.FERNANDES244@YAHOO.COM

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

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

[Signature]  
Property Owner (Signature)\*

Jonathan Gonzalez  
Property Owner (Print)

04/29/24  
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) WS24-0346  
PC MEETING DATE 9-3-24  
BCC MEETING DATE \_\_\_\_\_  
TAB/CAC LOCATION Paradise

ACCEPTED BY MH  
DATE 7-1-24  
FEES \$800

DATE 8-13-24

5/14/2024

From:  
Renato Fernandes.  
3089 Palmdesert Way  
Las Vegas, NV 89120

To:  
Michael Huling  
Planner  
Clark County Department of Comprehensive Planning  
500 S Central Pkwy.  
Las Vegas, NV 89155

Subject: Justification for Temporary Flying Trapeze Structure

To whom it may concern,

I am writing to formally request approval for the installation of a temporary flying trapeze structure on my property, as described in the accompanying documentation. The structure, intended solely for private personal training purposes, is essential for maintaining physical fitness and skills development, particularly for my family, who are Cirque Du Soleil performers.

Here are the key details of the proposed structure:

- The Flying Trapeze structure stands at a height of 30 feet and consists of four distinct sections: board section, fly bar section, catch bar section, and apron section.
- Each frame per section measures 11 feet wide by 5 feet tall with 2 legs section of 4x 10 feet inserts and 2x 5 feet inserts, constructed from 3 ½ inch outside diameter aluminum tubing with a 1/4-inch wall thickness.
- The structure is securely anchored to the ground using 8-inch by 8-inch anchor plates and underground anchor points with 3-foot by 3-foot concrete blocks, ensuring stability and safety.
- The landing net, measuring 11 feet wide and varying in length across three sections (main section 55 feet long, back section 35 feet long, front section 45 feet long), is made from 1/2-inch double braided polyester rope and is equipped with 6 spreaders for tensioning.
- The rig is designed for easy assembly and disassembly, requiring as little as 2 hours for complete setup or takedown.

In addition, we are requesting waivers of development standards to accommodate the following:

- 1) Increase the height of the accessory structure to 30 feet, exceeding the maximum allowance of 14 feet specified in Section 30.02.05.
- 2) Reduce interior side setbacks to 3 feet, as opposed to the required 5 feet specified in Section 30.02.05.

We believe that these deviations are justified given the temporary nature of the structure and its negligible impact on the surrounding environment. Moreover, the benefits to our family's physical health, skill development, and the fostering of a new generation of performers through circus arts education are significant.

We assure you that safety is our utmost priority, and we have taken every measure to ensure that the structure poses zero risk to the city or the environment. Our commitment to responsible stewardship of our property and adherence to any necessary regulations is unwavering.

Furthermore, it's important to note that the installation of the flying trapeze structure will not result in any damage or modification to the existing residence or landscape. We have meticulously planned the placement of the structure to minimize any disruption to the surroundings.

Thank you for considering our request. We are hopeful for a favorable response and are available to provide any additional information or address any concerns you may have.

Sincerely,  
Renato Fernandes



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-24-0366-VENETIAN VENUE PROPCO, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to exceed the maximum permissible sound levels in conjunction with an existing recreational facility, fairground, and music venue (Sphere Las Vegas) on 18.51 acres in a CR (Commercial Resort) Zone.

Generally located on the south side of Sands Avenue and the east side of Koval Lane within Paradise. TS/jor/syp (For possible action)

---

RELATED INFORMATION:

**APN:**

162-16-702-002

**WAIVER OF DEVELOPMENT STANDARDS:**

Exceed the maximum permissible sound levels in conjunction with the Sphere Las Vegas where required per Section 30.04.07.D.

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3848 Koval Lane
- Site Acreage: 18.51
- Project Type: Deviation from the noise standard for the Sphere Las Vegas
- Number of Stories: 7
- Building Height (feet): 396
- Square Feet: 12,581 (existing service building)/602,267 (events center/music venue)

**History, Site Plan, & Request**

The plan depicts an existing recreational facility and music venue (Sphere Las Vegas) associated with an existing resort hotel (Venetian/Palazzo) located at the southeast corner of Sands Avenue and Koval Lane. The recreational facility and music venue was originally approved through UC-1096-17 and WS-1095-17 with a subsequent modification to the plans approved through WS-18-0218. WS-20-0145 was approved to eliminate the maximum decibel level allowances and allow for an increase in potential noise levels in conjunction with indoor music events and entertainment associated with the Sphere. This waiver has since expired as an extension of time was not filed and the Sphere did not complete construction until 2023.

The applicant is requesting a waiver of development standards to waive noise requirements per Section 30.04.07.D to for indoor and outdoor uses within the site.

Landscaping

Landscaping exists on site and is neither required nor a part of this request.

Applicant's Justification

The applicant is requesting a waiver of development standards to Section 30.04.07.D to allow outdoor noise to exceed the maximum standard levels shown in Table 30.04.12. The Sphere's original approval (UC-17-1096) included approval for an assortment of outdoor uses including fairground and live entertainment. In addition, the applicant previously received approval to exceed maximum noise levels related to noise generated within the facility via WS-20-0145. This application has since expired. The applicant would like to request for the same type of waiver again so that the Sphere can utilize previously approved outdoor uses.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-23-0501	A use permit, deviations, and design review for a previously approved comprehensive sign package for the Sphere Las Vegas	Approved by BCC	October 2023
WS-20-0145	Eliminated sound level maximums for the Sphere	Approved by BCC	April 2020
DR-19-0937	Modifications to the north entrance of the Venetian/Palazzo with an increase in wall/animated sign area	Approved by BCC	January 2020
UC-18-0651	Sphere monorail station	Approved by BCC	December 2018
WC-18-400194 (UC-1096-17)	Waived the condition of a use permit requiring a 15 foot sidewalk/pedestrian access easement	Approved by BCC	December 2018
WS-18-0218	Modifications to an approved recreational facility (Sphere) and pedestrian bridge with an increase in building height and wall/animated sign area	Approved by BCC	May 2018
UC-1096-17	Recreational facility, fairground, retail sales, restaurants, live entertainment, theater, and museum for the Sphere	Approved by BCC	February 2018
WS-1095-17	Pedestrian bridge between Venetian/Palazzo and the Sphere	Approved by BCC	February 2018
DR-0760-13	Modifications to Venetian/Palazzo sign package for additional wall signage	Approved by BCC	January 2014
DR-0165-13	Modifications to Venetian/Palazzo sign package for animated and wall signs	Approved by BCC	May 2013

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Entertainment Mixed-Use & Public Use	CR	Wynn Las Vegas Resort Hotel
South	Entertainment Mixed-Use	CR	Harrah's Las Vegas Resort Hotel & Holiday Inn Club Vacations (timeshare)
East	Entertainment Mixed-Use	CR	Hughes Center office buildings
West	Entertainment Mixed-Use	CR	The Hard Rock & Treasure Island Resort Hotels

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

Waiver of Development Standards

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

Section 30.04.07 – Operational Standards encourages the protection of adjacent uses and the community from excessive noise, light, smoke, particulate matter, odors, and hazardous materials generated by uses conducted on a property. Staff finds that that site was previously approved and currently operates as a multi-functional entertainment venue which has the ability to host indoor and outdoor live entertainment and fairground type of events. These types of public events mirror previously approved and recurring events located within the Resort Corridor to the west, north, and south and the Gaming Enterprise District to the west and north. Staff supports this request since the nearest existing condominiums are over 700 feet south of an existing timeshare complex (Holiday Inn Club Vacations) and a previous waiver of development standards related to sound level maximums was previously approved via WS-20-0145.

**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**

- 1 year to review.
- 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 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

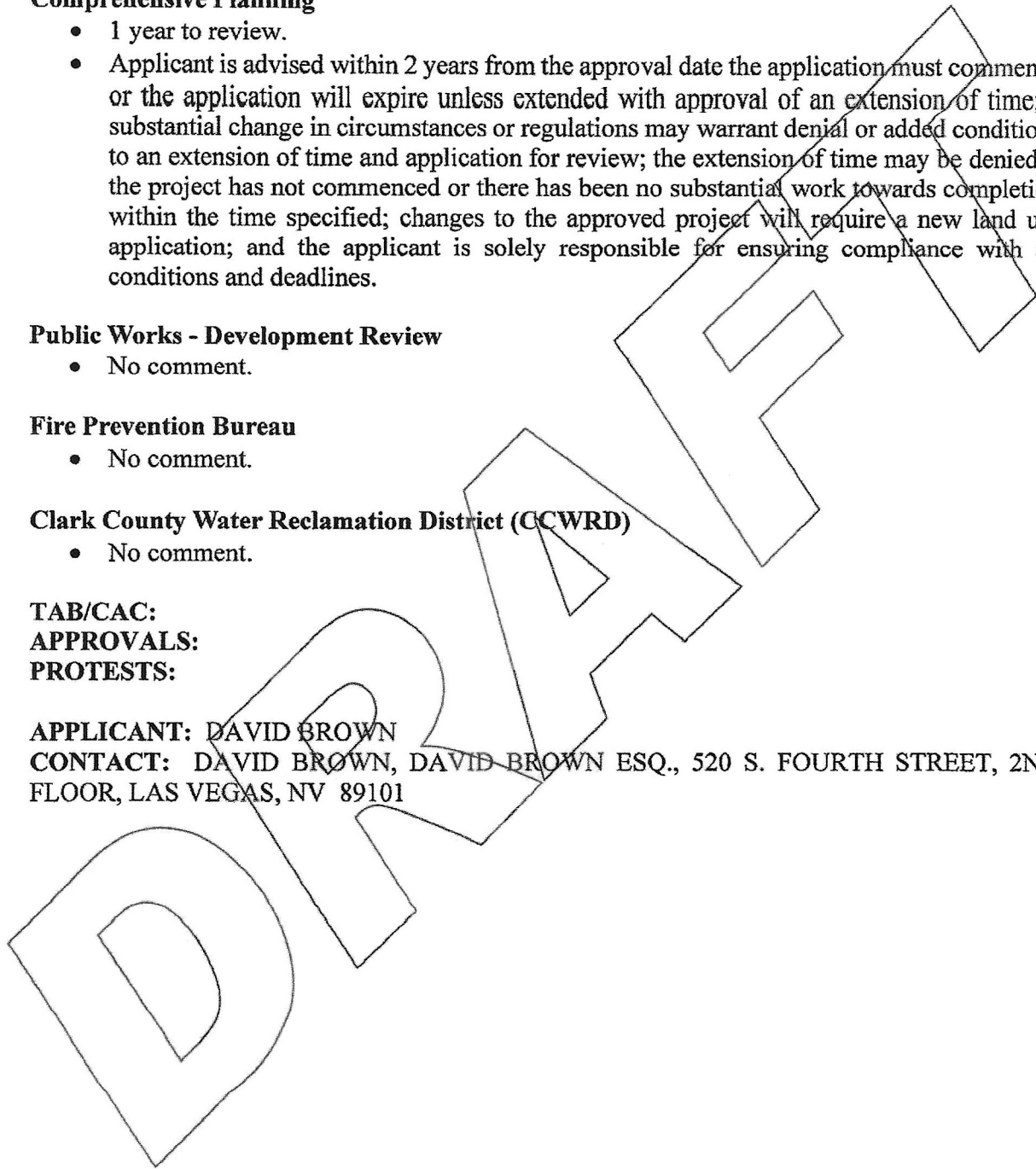
**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: DAVID BROWN**

**CONTACT: DAVID BROWN, DAVID BROWN ESQ., 520 S. FOURTH STREET, 2ND FLOOR, LAS VEGAS, NV 89101**





# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-16-702-002

PROPERTY ADDRESS/ CROSS STREETS: 255 Sands Avenue

**DETAILED SUMMARY PROJECT DESCRIPTION**

Waiver of 30.04.07(D) and Table 30.04-12 to exceed maximum sound levels

**PROPERTY OWNER INFORMATION**

NAME: Venetian Venue Propco, LLC

ADDRESS: 2 Penn Plaza

CITY: New York

STATE: NY

ZIP CODE: 10121

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

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

**APPLICANT INFORMATION (must match online record)**

NAME: MSG Las Vegas LLC

ADDRESS: Two Pennsylvania Plaza

CITY: New York

STATE: NY

ZIP CODE: 10121

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

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

EMAIL: Rich.Constable@msg.com

**CORRESPONDENT INFORMATION (must match online record)**

NAME: David Brown ESQ

ADDRESS: 520 S. Fourth Street, 2nd Floor

CITY: Las Vegas

STATE: NV

ZIP CODE: 89101

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

TELEPHONE: 702-384-5563

CELL 702-580-7725

EMAIL: dbrown@brownlawlv.com

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

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

Jennifer Koester  
Property Owner (Signature)\*

Jennifer Koester  
Property Owner (Print)

6/5/2024  
Date

**DEPARTMENT USE ONLY:**

- |                              |                             |                              |                               |                             |                             |                             |
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| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA  | <input type="checkbox"/> SC   | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG  | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____                 |

APPLICATION # (s) WS-24-0366

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

BCC MEETING DATE 9/4/2024

TAB/CAC LOCATION PARADISE

ACCEPTED BY LMN

DATE 7/10/2024

FEES \$800

DATE 8/13/2024

APR-24-100633  
plan WS-20-0145 (exp)  
02/05/2024  
6



LAW OFFICE

*Brown, Brown & Premsrivut*

JAY H. BROWN  
DAVID T. BROWN  
PUOY K. PREMSRIVUT

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

TELEPHONE (702) 384-5563  
FACSIMILE (702) 385-1023  
EMAIL: [dbrown@brownlawlv.com](mailto:dbrown@brownlawlv.com)

June 26, 2024

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

RE: Justification letter – Waiver of Development Standards  
MSG Sphere – APN: 162-16-702-002

To Whom It May Concern:

This office represents the “Applicant” in the above referenced matter. The project is located on the southeast corner of Sands Avenue and Koval Lane within the Paradise area of unincorporated Clark County. The property contains the MSG-Sphere, a world class entertainment venue that opened in September of 2023. The applicant is requesting a waiver to 30.04.07(D) – Noise – of the Clark County Code to allow outside noise to exceed the maximum standard levels as shown in Table 30.04.12.

The Sphere is uniquely situated in that it is considered a part of the Venetian/Palazzo Resort Hotel complex which is exempt under part 3 of the above referenced section. Directly to the south of the property is the Holiday Inn Club Vacation Resort, to the east is the Howard Hughs Center which is a commercial/office complex, and to the north across Sands Avenue is the Wynn Resort and golf course complex. The Sphere is located in an area that is both planned for Commercial Tourist activities and is zoned CR (Commercial Resort). The CR district was established to accommodate uses that are compatible with gaming and resort development and for tourist and commercial activity. Noise that might exceed the maximum levels would be consistent with the nearby uses and would not impact residential properties nor would it impact adjacent properties in the CR district.

The Sphere’s original approval (UC-17-1096) included approval for an assortment of outdoor uses including a fairground and live entertainment. In addition, Applicant previously received approval (WS-20-0145) to exceed maximum noise levels related to noise generated within the facility. That approval has subsequently expired. With this application, Applicant respectfully requests that the County consider a waiver to the noise requirements of 30.04.07(D) so the Sphere can utilize the previously approved outdoor uses to augment the experiences at this iconic music and entertainment venue.

6

**PUBLIC HEARING**

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

**ZC-24-0349-COUNTY OF CLARK (AVIATION):**

**ZONE CHANGE** to reclassify 3.76 acres from an RS5.2 (Residential Single-Family 5.2) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-60 & AE-65) and Maryland Parkway Overlays.

Generally located on the east side of University Center Drive and the north side of Hacienda Avenue within Paradise (description on file). JG/gc (For possible action)

---

**RELATED INFORMATION:**

**APN:**

162-27-510-092 through 162-27-510-097; 162-27-610-001 through 162-27-610-008; 162-27-610-111; 162-27-612-028; 162-27-612-029; 162-27-612-031 through 162-27-612-034

**LAND USE PLAN:**

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 5030, 5040, 5050, 5060, 5070, 5080, 5110, 5120, 5130, 5140, 5150, 5160, 5170, 5218, 5230, 5254, 5266, 5278, & 5290 University Center Drive; and 813 & 814 De Met Drive
- Site Acreage: 3.76
- Existing Land Use: Undeveloped

**Request**

This is a zone change request to PF zoning with no plans submitted. There are 21 parcels that total 3.76 acres in size included in the request, each with street frontage along University Center Drive.

**Applicant's Justification**

The applicant states the request for PF zoning on the site is consistent with the objectives of Title 30 and the Master Plan.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
SC-18-0427	Changed Swenson Street to University Center Drive between Desert Inn Road and Hacienda Avenue	Approved by PC	July 2018

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0113-06	Reclassified APN 162-27-612-028 from R-1 to CRT zoning - expired	Approved by BCC	March 2006

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF (AE-60, AE-65, & Maryland Parkway)	Undeveloped
South	Compact Neighborhood (up to 18 du/ac)	RM18 (AE-60 & Maryland Parkway)	Multi-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 (AE-60, AE-65, & Maryland Parkway)	Single-family residential
West	Corridor Mixed-Use & Public Use	CG, CR, RM32, & PF (AE-60 & AE-65)	Multi-family residential, transportation service, parking lot, & undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for PF zoning is compatible with the surrounding area. The adjacent and abutting properties to the west of the southern half of the site and to the north are zoned PF currently. Additionally, the PF zoned properties to the west of the southern half of the site are owned by the Clark County Department of Aviation (DOA), which is the same property owner as the subject site. With the DOA being a government agency, the request meets the purpose of PF zoning as stated in Title 30, which states "the PF district is established to accommodate government facilities, structures, and uses". The request complies with Policy 5.2.1 of the Master Plan which encourages minimizing encroachment on operations at existing public-use airports throughout Clark County by restricting the expansion of land uses within the Airport Environs Overlay District (AEOD) and Airport Airspace Overlay District (AAOD) that are incompatible due to noise, safety, and other concerns. For these reasons, staff finds the request for PF zoning is appropriate for this location.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Fire Prevention Bureau**

- No comment.

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: COUNTY OF CLARK (AVIATION)**

**CONTACT: COUNTY OF CLARK (AVIATION), P.O. BOX 11005, LAS VEGAS, NV 89111**

**DRAFT**

09/04/24 BCC AGENDA SHEET

**PUBLIC HEARING**

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

**ZC-24-0350-COUNTY OF CLARK (AVIATION):**

**ZONE CHANGE** to reclassify 7.97 acres from a CR (Commercial Resort) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-60 & AE-65) Overlay.

Generally located on the northwest corner of Four Seasons Drive and Haven Street within Paradise (description on file). JG/gc (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-28-301-029; 162-28-302-001

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 7.97
- Existing Land Use: Outside storage & undeveloped

**Request**

This is a zone change request to PF zoning with no plans submitted. The site is 7.97 acres in size with street frontage along Four Seasons Drive, Haven Street, and Mandalay Bay Road.

**Applicant's Justification**

The applicant states that the Clark County Department of Aviation (DOA) acquired the subject properties in July 2023. The DOA assumed an existing outside storage lease on the southern parcel for the current tenant when the property was acquired. The land use entitlement (UC-23-0303) on the southern parcel will be expiring in August 2024, and the tenant is in the process of preparing a use permit application for the outside storage to be submitted at a later date. Additionally, the applicant states the request for PF zoning on the site is consistent with the objectives of Title 30 and the Master Plan.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-23-0303	Temporary construction storage yard on the southern parcel subject to ceasing operations in 12 months	Approved by PC	August 2023
VS-1104-04	Vacated and abandoned government patent easements	Approved by PC	July 2004
ZC-1733-00	Reclassified the site and parcels to the south and west from P-F to H-1 zoning	Approved by BCC	December 2000
VS-1594-99	Vacated and abandoned portions of right-of-way being Danville Lane and Mesa Vista Avenue	Approved by BCC	December 1999
ZC-0852-95	Reclassified the site and parcels to the north, south, and west from H-1 to P-F zoning	Approved by BCC	September 1995

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR (AE-60 & AE-65)	Undeveloped
South	Entertainment Mixed-Use	PF (AE-60 & AE-65)	Harry Reid International Airport
East	Public Use	PF (AE-65, AE-70, & AE-75)	Harry Reid International Airport
West	Entertainment Mixed-Use	CR (AE-60 & AE-65)	Multi-family residential & outside storage

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for PF zoning is compatible with the surrounding area. The abutting properties to the south and east are zoned PF currently. Additionally, the PF zoned properties to the south and east are developed with airport facilities and owned by the Clark County Department of Aviation (DOA), which is the same property owner as the subject site. The subject properties were also zoned PF in the late 1990's when the properties were similarly owned by the DOA at that time, before they were transferred to private property owners. With the DOA being a government agency, the request meets the purpose of PF zoning as stated in Title 30, which states "the PF district is established to accommodate government facilities, structures, and uses". The request complies with Policy 5.2.1 of the Master Plan which encourages minimizing encroachment on operations at existing public-use airports throughout Clark County by restricting the expansion of land uses within the Airport Environs Overlay District (AEOD) and Airport Airspace Overlay District (AAOD) that are incompatible due to noise, safety,

and other concerns. For these reasons, staff finds the request for PF zoning is appropriate for this location.

**Staff Recommendation**  
Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** COUNTY OF CLARK (AVIATION)

**CONTACT:** COUNTY OF CLARK (AVIATION), P.O. BOX 11005, LAS VEGAS, NV 89111

**DRAFT**



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-28-301-029, 162-28-302-001

PROPERTY ADDRESS/ CROSS STREETS: Four Seasons Dr, Haven St

### DETAILED SUMMARY/PROJECT DESCRIPTION

Conforming zone change from CR - Commercial Resort to PF - Public Facility

### PROPERTY OWNER INFORMATION

NAME: County of Clark (Aviation)  
ADDRESS: PO Box 11005  
CITY: Las Vegas STATE: NV ZIP CODE: 89111-1005  
TELEPHONE: 702-261-4525 CELL \_\_\_\_\_ EMAIL: rosemaryv@lasairport.com

### APPLICANT INFORMATION (must match online record)

NAME: County of Clark (Aviation)  
ADDRESS: PO Box 11005  
CITY: Las Vegas STATE: NV ZIP CODE: 89111-1005 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-261-5024 CELL \_\_\_\_\_ EMAIL: anthonyper@lasairport.com

### CORRESPONDENT INFORMATION (must match online record)

NAME: County of Clark (Aviation)  
ADDRESS: PO Box 11005  
CITY: Las Vegas STATE: NV ZIP CODE: 89111-1005 REF CONTACT ID # \_\_\_\_\_  
TELEPHONE: 702-261-5750 CELL \_\_\_\_\_ EMAIL: kimo@lasairport.com

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

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

Rosemary A. Vassiliadis

Rosemary A. Vassiliadis (Jun 18, 2024 17:03 PDT)

Property Owner (Signature)\*

Rosemary A. Vassiliadis, Director of Aviation Jun 18, 2024

Property Owner (Print)

Date

### DEPARTMENT USE ONLY:

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

APPLICATION # (s) 20-24-0350

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

BCC MEETING DATE 9-4-24

TAB/CAC LOCATION Paradise

DATE 8-13-24

ACCEPTED BY GRC

DATE 7-2-24

FEES waived govt agency





**Department of Aviation**  
Rosemary A. Vassiliadis, Director  
P.O. Box 11005  
Las Vegas, NV, 89111-1005  
(702) 261-5211  
Fax (702) 597-9553

June 10, 2024

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

**Justification Letter**

The Clark County Department of Aviation (CCDOA) acquired parcels 162-28-302-001 and 162-28-301-029 on July 17, 2023 and is requesting a conforming zone change from CR – Commercial Resort to PF – Public Facility. *This application is solely for the zone change.*

When acquired, DOA assumed an existing lease allowing for the tenant's outside storage. Tenant is in the process of preparing a special use application for the outside storage, to be submitted at a later date.

The request for the zone change is consistent with the plans, goals, policies, and local controls that have been adopted and govern over the property. The change in land use would be consistent with the objectives of Title 30 and the Clark County Comprehensive Master Plan.

Should you have any questions, please feel free to contact our office.

Sincerely,

The Clark County Department of Aviation



**Clark County Board of Commissioners**

Tick Segerblom, Chair • William McCurdy II, Vice Chair • James B. Gibson  
Justin C. Jones • Marilyn Kirkpatrick • Ross Miller • Michael Naft

A small, handwritten mark or signature in the bottom right corner of the page.

09/04/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-24-0351-COUNTY OF CLARK (AVIATION):**

**ZONE CHANGE** to reclassify 0.67 acres from a CR (Commercial Resort) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the east side of Las Vegas Boulevard South, 100 feet south of Four Seasons Drive within Paradise (description on file). JG/gc (For possible action)

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RELATED INFORMATION:

**APN:**

162-28-401-002

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 4213 S. Las Vegas Boulevard
- Site Acreage: 0.67
- Existing Land Use: Undeveloped

Request

This is a zone change request to PF zoning with no plans submitted. The site is 0.67 acres in size with street frontage along Las Vegas Boulevard South.

Applicant's Justification

The applicant states the request for PF zoning on the site is consistent with the objectives of Title 30 and the Master Plan.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-19-0865	Allowed a convention/exposition hall with a design review for a fabric tent structure on the subject site and parcels to the south and east - expired	Approved by BCC	December 2019
UC-0718-13	Allowed a temporary outdoor commercial event on the subject site and parcels to the east - expired	Approved by BCC	November 2013

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Entertainment Mixed-Use	CR (AE-60)	Convenience store with gasoline station
South	Entertainment Mixed-Use	CR (AE-60 & AE-65)	Undeveloped
East	Entertainment Mixed-Use	PF (AE-60 & AE-65)	Harry Reid International Airport
West	Entertainment Mixed-Use	CR (AE-60 & AE-65)	Mandalay Bay Resort Hotel

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for PF zoning is compatible with the surrounding area. The adjacent property to the east is zoned PF currently. Additionally, the PF zoned property to the east is developed with airport facilities and owned by the Clark County Department of Aviation (DOA), which is the same property owner as the subject site. With the DOA being a government agency, the request meets the purpose of PF zoning as stated in Title 30, which states "the PF district is established to accommodate government facilities, structures, and uses". The request complies with Policy 5.2.1 of the Master Plan which encourages minimizing encroachment on operations at existing public-use airports throughout Clark County by restricting the expansion of land uses within the Airport Environs Overlay District (AEOD) and Airport Airspace Overlay District (AAOD) that are incompatible due to noise, safety, and other concerns. For these reasons, staff finds the request for PF zoning is appropriate for this location.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Fire Prevention Bureau**

- No comment.

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

- No comment.

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

**APPLICANT:** COUNTY OF CLARK (AVIATION)  
**CONTACT:** COUNTY OF CLARK (AVIATION), P.O. BOX 11005, LAS VEGAS, NV 89111

**DRAFT**



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-28-401-002

PROPERTY ADDRESS/ CROSS STREETS: Las Vegas Blvd, Four Seasons Dr

**DETAILED SUMMARY PROJECT DESCRIPTION**

Conforming zone change from CR - Commercial Resort to PF - Public Facility

**PROPERTY OWNER INFORMATION**

NAME: County of Clark (Aviation)  
 ADDRESS: PO Box 11005  
 CITY: Las Vegas STATE: NV ZIP CODE: 89111-1005  
 TELEPHONE: 702-261-4525 CELL \_\_\_\_\_ EMAIL: rosemaryv@lasairport.com

**APPLICANT INFORMATION (must match online record)**

NAME: County of Clark (Aviation)  
 ADDRESS: PO Box 11005  
 CITY: Las Vegas STATE: NV ZIP CODE: 89111-1005 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702-261-5024 CELL \_\_\_\_\_ EMAIL: anthonyper@lasairport.com

**CORRESPONDENT INFORMATION (must match online record)**

NAME: County of Clark (Aviation)  
 ADDRESS: PO Box 11005  
 CITY: Las Vegas STATE: NV ZIP CODE: 89111-1005 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702-261-5024 CELL \_\_\_\_\_ EMAIL: anthonyper@lasairport.com

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

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

Rosemary A. Vassiliadis

Rosemary A. Vassiliadis (Jun 16, 2024 17:01 PDT)

Rosemary A. Vassiliadis, Director of Aviation Jun 18, 2024

Property Owner (Signature)\*

Property Owner (Print)

Date

**DEPARTMENT USE ONLY:**

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

APPLICATION # (s) 20-21-0351

ACCEPTED BY GRC

PC MEETING DATE -

DATE 8-7-24

BCC MEETING DATE 9-4-24

FEES waived govt agency

TAB/CAC LOCATION Paradise

DATE 8-13-24



**Department of Aviation**  
**Rosemary A. Vassiliadis, Director**  
P.O. Box 11005  
Las Vegas, NV, 89111-1005  
(702) 261-5211  
Fax (702) 597-9553

June 17, 2024

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

**Justification Letter**

The Clark County Department of Aviation (CCDOA) acquired parcel 162-28-401-002 and is requesting a conforming zone change from CR – Commercial Resort to PF – Public Facility. *This application is solely for the zone change.*

The request for the zone change is consistent with the plans, goals, policies, and local controls that have been adopted and govern over the property. The change in land use would be consistent with the objectives of Title 30 and the Clark County Comprehensive Master Plan.

Should you have any questions, please feel free to contact our office.

Sincerely,

The Clark County Department of Aviation



**Clark County Board of Commissioners**

Tick Segerblom, Chair • William McCurdy II, Vice Chair • James B. Gibson  
Justin C. Jones • Marilyn Kirkpatrick • Ross Miller • Michael Naft

9

09/04/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-24-0352-COUNTY OF CLARK (AVIATION):**

**ZONE CHANGE** to reclassify 1.22 acres from a CR (Commercial Resort) Zone to a PF (Public Facility) Zone within the Airport Environs (AE-70 & AE-75) Overlay.

Generally located on the west side of Las Vegas Boulevard South, 850 feet north of Sunset Road within Paradise (description on file). MN/gc (For possible action)

RELATED INFORMATION:

**APN:**

162-32-802-017

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 6214 S. Las Vegas Boulevard
- Site Acreage: 1.22
- Existing Land Use: Undeveloped

Request

This is a zone change request to PF zoning with no plans submitted. The site is 1.22 acres in size with street frontage along Las Vegas Boulevard South.

Applicant's Justification

The applicant states the request for PF zoning on the site is consistent with the objectives of Title 30 and the Master Plan.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-21-0023	Use permits for restaurants, retail sales, and offices; with waivers for reduced parking, landscaping, and alternative driveway geometrics; and design review for a commercial building	Withdrawn without prejudice	July 2021

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Business Employment	CR	Convenience store with gasoline station
South	Business Employment	IL	Undeveloped
East	Public Use	PF	Harry Reid International Airport
West	Business Employment	IL	Undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. The request for PF zoning is compatible with the surrounding area. The abutting property to the east is zoned PF currently. Additionally, the PF zoned property to the east is developed with airport facilities and owned by the Clark County Department of Aviation (DOA), which is the same property owner as the subject site. With the DOA being a government agency, the request meets the purpose of PF zoning as stated in Title 30, which states "the PF district is established to accommodate government facilities, structures, and uses". The request complies with Policy 5.2.1 of the Master Plan which encourages minimizing encroachment on operations at existing public-use airports throughout Clark County by restricting the expansion of land uses within the Airport Environs Overlay District (AEOD) and Airport Airspace Overlay District (AAOD) that are incompatible due to noise, safety, and other concerns. For these reasons, staff finds the request for PF zoning is appropriate for this location.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**



**APPLICANT: COUNTY OF CLARK (AVIATION)**

**CONTACT: COUNTY OF CLARK (AVIATION), P.O. BOX 11005, LAS VEGAS, NV 89111**

**DRAFT**