



## Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

April 29, 2025

7:00pm

**Note:**

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

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

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

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

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

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

- III. Approval of Minutes for April 8, 2025 (For possible action)
- IV. Approval of the Agenda for April 29, 2025 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items (for discussion only)
- VI. Planning and Zoning
  - 1. **UC-25-0079-BOTACH PROPERT, LLC:**  
**HOLDOVER USE PERMIT** to allow retail as a principal use in conjunction with an existing shopping center on 2.0 acres in an IL (Industrial Light) Zone. Generally located on the north side of Bell Drive and the east side of Arville Street within Paradise. MN/my/kh (For possible action)  
**PC 5/6/25**
  - 2. **SC-25-0241-IC 3700 FLAMINGO RD, LLC:**  
**STREET NAME CHANGE** to change the name of a portion of a public right-of-way from Viking Road to Penn & Teller Drive. Generally located on the east side of Valley View Boulevard and 1,200 feet north of Flamingo Road within Paradise. JJ/my/kh (For possible action)  
**PC 5/20/25**
  - 3. **DR-25-0245-CP LV PROPERTY OWNER, LLC & GK LAS VEGAS LP LEASE:**  
**DESIGN REVIEW** for a proposed dayclub expansion on a 1.0 acre portion of a 80.13 acre site in conjunction with an existing resort hotel (Caesars Palace) in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South and the north side of Flamingo Road within Paradise. TS/hw/kh (For possible action)  
**BCC 5/21/25**
  - 4. **SDR-25-0246-CP LV PROPERTY OWNER, LLC & GK LAS VEGAS LP LEASE**  
**SIGN DESIGN REVIEWS** for the following: 1) modifications to a previously approved comprehensive sign package for a resort hotel; 2) increase the square footage of wall signs; 3) increase the number of wall signs; 4) increase the square footage of electronic message unit, animated and video; 5) increase the number of electronic message unit, animated and video; 6) increase the overall square footage of signage; and 7) increase the overall number of signs in conjunction with an existing resort hotel (Caesars Palace) on a portion of 80.13 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South and the north side of Flamingo Road within Paradise. TS/hw/kh (For possible action) **BCC 5/21/25**
  - 5. **UC-25-0169-OBJECT DASH, LLC:**  
**HOLDOVER AMENDED USE PERMITS** for the following: 1) a proposed multi-family development; and 2) a proposed monorail (station).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setback; 2) reduce parking lot landscaping (no longer needed); 3) reduce parking; and 4) allow alternative driveway geometrics.  
**DESIGN REVIEWS** for the following: 1) a proposed multi-family development with accessory commercial (retail and restaurant) uses; and 2) a proposed monorail (station) on 1.33 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the east side of Paradise Road, 900 feet north of Harmon Avenue within Paradise. JG/mh/kh (For possible action)  
**BCC 5/21/25**

- 6. **WS-25-0204-DRAGON JJ, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow existing attached sidewalks to remain.  
**DESIGN REVIEW** for a proposed expansion to an existing shopping center on a 0.96 acre portion of a 2.78 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-65) Overlay. Generally located on the north side of Sunset Road and the east side of Decatur Boulevard within Paradise. MN/hw/cv (For possible action) **BCC 5/21/25**
  
- 7. **ZC-25-0252-YASMEH, ALLEN:**  
**ZONE CHANGE** to reclassify 0.62 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone. Generally located on the south side of Boulder Highway, 220 feet west of Nellis Boulevard within Paradise (description on file). TS/mc (For possible action) **BCC 5/21/25**

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: May 13, 2025.

X. Adjournment.

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



## Paradise Town Advisory Board

April 8, 2025

### MINUTES

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

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

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

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

Steve DeMerritt; Planning, Blanca Vazquez; Community Liaison

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

II. Public Comment:  
**None**

III. Approval of March 25, 2025 Minutes

**Moved by: Sheesley**  
**Action: Approve as submitted**  
**Vote: 5-0 Unanimous**

Approval of Agenda for April 8, 2025

**Moved by: Williams**  
**Action: Approve as submitted**  
**Vote: 5-0 Unanimous**

V. Informational Items (For Discussion only)

VI. Planning & Zoning

1. **UC-25-0169-OBJECT DASH, LLC:**

**USE PERMITS** for the following: 1) a proposed multi-family development; and 2) a proposed monorail (station).

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setback; 2) reduce parking lot landscaping; 3) reduce parking; and 4) allow alternative driveway geometrics.

**DESIGN REVIEWS** for the following: 1) a proposed multi-family development with accessory commercial (retail and restaurant) uses; and 2) a proposed monorail (station) on 1.33 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay. Generally located on the east side of Paradise Road, 900 feet north of Harmon Avenue within Paradise. JG/mh/kh (For possible action) **BCC 4/16/25**

**HOLD per applicant. Return to the April 29, 2025 Paradise TAB meeting**

2. **ZC-25-0171-SEABASS REALTY, LLC:**

**ZONE CHANGE** to reclassify 0.92 acres from an RS20 (Residential Single-Family 20) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Maule Avenue, 860 feet east of Spencer Street within Paradise (description on file). JG/mc (For possible action) **BCC 4/16/25**

**MOVED BY-Williams**

**DENY**

**VOTE: 3-2**

**Philipp and Sheesley Opposed**

3. **VS-25-0173-PRUDENTIAL, LLC:**

**VACATE AND ABANDON** a portion of right-of-way being Maule Avenue located between Spencer Street and Eastern Avenue within Paradise. (description on file). JG/rg/cv (For possible action) **BCC 4/16/25**

**MOVED BY-Williams**

**APPROVE- Subject to staff conditions**

**VOTE: 5-0 Unanimous**

4. **DR-25-0172-PRUDENTIAL, LLC:**

**DESIGN REVIEW** for a transportation service facility expansion on 3.19 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay. Generally located on the north side of Maule Avenue, 1,200 feet west of Eastern Avenue within Paradise. JG/rg/cv (For possible action) **BCC 4/16/25**

**MOVED BY-Williams**

**DENY**

**VOTE: 3-2**

**Philipp and Sheesley Opposed**

5. **ZC-25-0134-GRIMM NORTON 4, LLC:**  
**ZONE CHANGE** to reclassify 6.05 acres from an RM50 (Residential Multi-Family 50) Zone to a CR (Commercial Resort) Zone. Generally located on the north side of Royal Crest Circle and the west side of University Center Drive within Paradise (description on file). TS/rk (For possible action) **BCC 4/16/25**

**MOVED BY-Philipp**  
**APPROVE- Subject to staff conditions**  
**VOTE: 5-0 Unanimous**

6. **VS-25-0136-GRIMM NORTON 4, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Sierra Vista Drive and Royal Crest Circle, and between University Center Drive and Palos Verdes Street (alignment); a portion of right-of-way being University Center Drive located between Sierra Vista Drive and Royal Crest Circle; and a portion of right-of-way being Royal Crest Circle located between University Center Drive and Palos Verdes Street (alignment) within Paradise (description on file). TS/lm/kh (For possible action) **BCC 4/16/25**

**MOVED BY-Philipp**  
**APPROVE- Subject to staff conditions**  
**VOTE: 5-0 Unanimous**

7. **UC-25-0135-GRIMM NORTON 4, LLC:**  
**USE PERMIT** for a hotel with a mixture of transient and non-transient uses.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce buffering and screening; and 2) modify residential adjacency standards.  
**DESIGN REVIEW** for a proposed hotel and modifications to an existing parking garage on a portion of 8.51 acres in a CR (Commercial Resort) Zone. Generally located on the west side of University Center Drive and the north side of Royal Crest Circle within Paradise. TS/lm/kh (For possible action) **BCC 4/16/25**

**MOVED BY-Philipp**  
**APPROVE- Subject to staff conditions**  
**VOTE: 5-0 Unanimous**

8. **DR-25-0235-VEGAS DEVELOPMENT LAND OWNER, LLC:**  
**DESIGN REVIEW** for a proposed restaurant on a portion of 14.1 acres in a CR (Commercial Resort) Zone. Generally located on the northeast corner of Harmon Avenue and Audrie Street within Paradise. JJ/mh/cv (For possible action) **PC 5/6/25**

**MOVED BY-Sheesley**  
**APPROVE- Subject to staff conditions**  
**VOTE: 5-0 Unanimous**

9. **VS-25-0211-COUNTY OF CLARK(AVIATION):**  
**VACATE AND ABANDON** a portion of a right-of-way being Mandalay Bay Road located between Las Vegas Boulevard South and Haven Street; and a portion of right-of-way being Haven Street located between Reno Avenue and Dewey Drive (Alignment); and a portion of right-of-way being Four Seasons Drive located between Las Vegas Boulevard South and Haven Street within Paradise (description on file). JG/tpd/ev (For possible action) **PC 5/6/25**

**MOVED BY-Philipp**  
**APPROVE- Subject to staff conditions**  
**VOTE: 5-0 Unanimous**

10. **UC-25-0218-GRIMM NORTON 4, LLC:**  
**USE PERMIT** for a multi-family residential development.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase building height; and 2) reduce throat depth.  
**DESIGN REVIEW** for a proposed multi-family residential development on a portion of 6.05 acres in a CR (Commercial Resort) Zone. Generally located on the west side of University Center Drive and the north side of Royal Crest Circle within Paradise. TS/lm/kh (For possible action) **BCC 5/7/25**

**MOVED BY-Sheesley**  
**APPROVE- Subject to staff conditions**  
**VOTE: 5-0 Unanimous**

11. **VS-25-0229-TMC HOLDINGS SERIES-E, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Serene Avenue and Oleta Avenue (alignment), and between McLeod Drive and Topaz Street within Paradise (description on file). JG/bb/kh (For possible action) **BCC 5/7/25**

**MOVED BY-Swartzlander**  
**APPROVE- Subject to staff conditions**  
**VOTE: 5-0 Unanimous**

12. **WS-25-0228-TMC HOLDINGS SERIES-E, LLC:**  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) eliminate landscaping; and 2) waive full off-site improvements in conjunction with a proposed single-family residential subdivision on 1.03 acres in an RS20 (Residential Single-Family 20) Zone. Generally located on the north side of Serene Avenue and the west side of McLeod Drive within Paradise. JG/bb/kh (For possible action) **BCC 5/7/25**

**MOVED BY-Swartzlander**  
**APPROVE- Subject to staff conditions**  
**VOTE: 5-0 Unanimous**

13. **WS-25-0205-J2 G2 AL IRREVOCABLE TRUST & MICHAELSON, JOHN P. & REGINA W. TRS:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway geometrics in conjunction with an existing single-family residence on 0.24 acres in an RS10 (Residential Single-Family 10) Zone within the Airport Environs (AE-60) Overlay. Generally located on the south side of Callahan Avenue, 95 feet west side of Sandhill Road within Paradise. JG/tpd/cv  
(For possible action) **BCC 5/7/25**

**MOVED BY-Williams**  
**APPROVE- Subject to staff conditions**  
**VOTE: 5-0 Unanimous**

14. **ZC-25-0238-PHO, LLC:**  
**ZONE CHANGE** to reclassify 3.74 acres from an IL (Industrial Light) Zone to an IP (Industrial Park) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the south side of Quail Avenue and the west side of Valley View Boulevard within Paradise (description on file). MN/gc (For possible action) **BCC 5/7/25**

**MOVED BY-Philipp**  
**APPROVE- Subject to staff conditions**  
**VOTE: 5-0 Unanimous**

15. **VS-25-0239-PHO, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Quail Avenue and Oquendo Road, and between Wynn Road and Valley View Boulevard; a portion of right-of-way being Quail Avenue located between Wynn Road and Valley View Boulevard; and a portion of right-of-way being Oquendo Road located between Wynn Road and Valley View Boulevard within Paradise (description on file). MN/md/cv (For possible action) **BCC 5/7/25**

**MOVED BY-Philipp**  
**APPROVE- Subject to staff conditions**  
**VOTE: 5-0 Unanimous**

16. **UC-25-0240-PHO, LLC:**  
**USE PERMITS** for the following: **1)** a proposed hotel; **2)** personal services (beauty salon); **3)** outdoor dining, drinking, and cooking; **4)** live entertainment; and **5)** restaurant and related facilities.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase building height; **2)** reduce parking; **3)** reduce and eliminate street landscaping; **4)** reduce drive aisle width; **5)** attached sidewalk; and **6)** alternative driveway geometrics.  
**DESIGN REVIEW** for a proposed hotel on 3.74 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60 & AE-65) Overlay. Generally located on the south side of Quail Avenue and the west side of Valley View Boulevard within Paradise. MN/md/cv (For possible action) **BCC 5/7/25**

**MOVED BY-Philipp**  
**APPROVE- Use Permit Subject to staff conditions**  
**DENY- ALL Waivers of Development Standards**  
**DENY-Design Review**  
**VOTE: 5-0 Unanimous**



VI. General Business (for possible action)  
**None**

VII. Public Comment  
**Job Fair May 1, 2025 10am-3pm  
Las Vegas Convention Center  
3150 Paradise Rd. LV, NV. 89109**

VIII. Next Meeting Date  
**The next regular meeting will be April 29, 2025**

IX. Adjournment

**The meeting was adjourned at 9:05 p.m.**

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-25-0079-BOTACH PROPERT, LLC:**

**HOLDOVER USE PERMIT** to allow retail as a principal use in conjunction with an existing shopping center on 2.0 acres in an IL (Industrial Light) Zone.

Generally located on the north side of Bell Drive and the east side of Arville Street within Paradise. MN/my/kh (For possible action)

RELATED INFORMATION:

APN:

162-30-501-012

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

**Project Description**

**General Summary**

- Site Address: 4970 Arville Street, Suite 101
- Site Acreage: 2.0
- Project Type: Retail
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 8,765 (proposed use)/ 30,812 (shopping center)
- Parking Required/Provided: 88/111

Site Plan

The plan depicts an existing shopping center at the northeast corner of Arville Street and Bell Drive. There are 3 existing buildings on the site. The first and largest building is a T-shaped structure located along the east property line. The second and third buildings are located on the northwest and southwest corners of the site. Parking is located throughout the site. There are 111 existing parking spaces where 88 are required for this shopping center. Access to the site is via driveways along Bell Drive (south property line) and Arville Street (west property line). Originally, the site was approved as a warehouse/office complex. However, the uses have gradually changed to commercial uses through several land use applications, and the site is now considered a shopping center. The proposed retail use, 2YOUR HOTEL, is located within suite 101 located on the northern portion of the largest building, located along the east property line.

### Elevations

The submitted photos depict a one story building that is 22 feet high. This structure is covered in stucco and has a tiled roof. The west elevation depicts windows and the entry door. There are also decorative columns.

### Floor Plans

The plans depict a large grocery store in the back and retail spaces in the front. The plans also depict an office and a storage space.

### Applicant's Justification

The applicant would like to provide grocery services in an area where they are not commonly found.

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0705	Use permit for a supper club	Approved by PC	February 2022
ADR-20-900468	Outcall entertainment referral service	Approved by ZA	November 2020
ZC-20-0073	Reclassified the site to C-2 zoning for massage, vehicle repair, and vehicle body shop	Denied by BCC	June 2020
UC-1088-17	Hookah lounge in conjunction with an existing restaurant in the subject tenant space	Approved by PC	February 2018
UC-1090-17	Allowed a day spa and personal services (cosmetology)	Approved by PC	February 2018
UC-0878-15	Service bar in conjunction with a restaurant	Approved by PC	February 2016
UC-0687-15	Restaurant and nail salon with a waiver for a parking reduction - parking was reduced to 108 spaces where 148 spaces were required; use permit for the nail salon	Approved by PC	December 2015
UC-0019-13	Office as a principal use with a waiver for reduced parking - expired	Approved by PC	March 2013
UC-0112-12	Personal services (hair salon) - expired	Approved by PC	May 2012
UC-0194-11	Office use (reflexology) - denied due to license violations with LVMPD	Denied by PC	July 2011
UC-1094-07 (WC-0283-08)	Waived conditions of a use permit limiting the hours of operation for a massage establishment from 6:00 a.m. to 10:00 p.m. - expired	Approved by PC	December 2008
UC-1094-07 (ET-0251-08)	First extension of time to review a massage establishment - expired	Approved by PC	November 2008
ADR-0020-08	Outcall entertainment - expired	Approved by ZA	February 2008

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-1094-07	Massage - expired	Approved by PC	October 2007
ADR-0237-07	Motion picture studio - expired	Approved by ZA	March 2007
UC-1509-06	Minor training facility	Denied by RC	February 2007
UC-1556-97	Allowed a recreational facility (indoor laser tag) - expired	Approved by PC	October 1997
ZC-0199-81	Reclassified 2 acres from R-E to M-1 zoning to construct and maintain an office/warehouse development	Approved by BCC	December 1982

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	IL	Adult use establishment
South	Business Employment	IL	Office warehouse
East	Entertainment Mixed-Use	IL	Office warehouse
West	Public Facility	P-F	Clark County Fire Department Training 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**

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

Staff finds the proposed retail use will not result in a substantial or undue adverse effect on adjacent properties or businesses. The use is consistent and compatible with the other previously approved uses within the shopping center. The use will not impact any residential uses since the site is surrounded by commercial, industrial, and public facility uses. Previously, UC-15-0687 was approved to reduce the parking spaces to 108 spaces where 148 spaces were required. Per new code, the required number of parking spaces for the entire shopping center is 88 spaces. Therefore, there is adequate parking available to accommodate a retail use at this location. Staff can support this request.

**Staff Recommendation  
Approval.**

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time 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)**

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

**TAB/CAC: Paradise - denial.**

**APPROVALS: 13 cards**

**PROTESTS:**

**PLANNING COMMISSION ACTION:** March 18, 2025 – HELD – To 04/01/25 – per staff for the applicant to return to the Paradise Town Board.

**PLANNING COMMISSION ACTION:** April 1, 2025 – HELD – To 05/06/25 – per staff for the applicant to return to the Paradise Town Board.

**APPLICANT:** LV SMOKESHOP, LLC

**CONTACT:** LV SMOKESHOP, LLC, 3225 MCLEOD DRIVE, STE 100, LAS VEGAS, NV 89121

05/20/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**SC-25-0241-IC 3700 FLAMINGO RD, LLC:**

**STREET NAME CHANGE** to change the name of a portion of a public right-of-way from Viking Road to Penn & Teller Drive.

Generally located on the east side of Valley View Boulevard and 1,200 feet north of Flamingo Road within Paradise. JJ/my/kh (For possible action)

RELATED INFORMATION:

**APN:**

162-17-410-001; 162-17-301-015; 017

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3700 W. Flamingo Road & 3850 S. Valley View Boulevard
- Project Type: Street Name Change

Applicant's Justification

The applicant states that the desire to rename Viking Road to Penn & Teller Drive stems from a celebration of the 50th anniversary of the partnership of the magicians Penn & Teller, with over 30 years of residency in Las Vegas.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-20-0546	Use permit, waiver of development standards, and design review for The Loop	Approved by BCC	October 2021
UC-18-0563	Use permit and design review to allow for events to be longer than 10 days	Approved by BCC	September 2018
UC-18-0212	Motion picture studio	Approved by BCC	May 2018
UC-1007-14	Use permit and design review for outdoor alcohol consumption and motion picture filming within a temporary tent	Approved by BCC	February 2015

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-400110-13	Extension of time for UC-0217-00	Approved by PC	January 2014
DR-0294-13	Comprehensive sign plan modifications	Approved by BCC	July 2013
DR-0121-13	Amusement ride at The Rio	Approved by BCC	May 2013
UC-0372-12	Request to allow music for temporary events to go beyond daytime hours	Approved by PC	September 2012
UC-0089-12	Request to allow an event to go beyond daytime hours	Approved by PC	April 2012
UC-0306-11	Request to allow an event to go beyond daytime hours	Approved by PC	August 2011
UC-0576-10	Use permit and design review for Dinner in the Sky	Approved by BCC	January 2011
DR-0519-10	Design review for The Rio's sign package	Approved by BCC	December 2010
ET-400166-10	Extension of time for UC-1127-07	Approved by BCC	April 2011

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	IL & CR	Resort hotel, multi-family dwelling, & industrial park
South	Entertainment Mixed-Use & Public Use	IL	Parking lot & substation
East	Business Employment	IL	Industrial park
West	Entertainment Mixed-Use	IL, CG, & CR	Gold Coast Hotel, shopping center, & industrial park

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

This particular section of Viking Road dead ends to the east at The Rio's loading dock entrance. Also besides this portion, Viking Road does not extend beyond Valley View Boulevard. The Las Vegas Fire & Rescue Combined Fire Communications Center has granted approval for the name change request. In addition, the owner of the property adjacent to that portion of the right-of-way has provided a letter supporting the name change request. As such, staff can support this request.

**Building Department - Addressing**

The applicant is requesting to change a portion of the Viking Road alignment east of Valley View Boulevard to Penn And Teller Drive. Viking Road is an established alignment that exists on both the east and west sides of the Las Vegas Valley.

The Combined Fire Communication Center has recommended approval of the street name Penn And Teller, but their recommendation only includes the approval of the proposed street name. They do not review the street name change request in accordance with the Las Vegas Valley Street Naming and Address Assignment Policy. The Las Vegas Valley Street Naming and Address Assignment Policy states, a street name may not change along an alignment unless an extension of the subject segment "does not and cannot" connect in the future. It also states, "When a cul-de-sac is located at the end of an existing street right-of-way or alignment, it shall be given the name of that street..." the alignment of Viking Road has dedicated right-of-way west of Valley View Boulevard, making this segment of road an extension of that street name; therefore, staff does not support changing the street name at the intersection of Valley View Boulevard.

The applicant is requesting the suffix of Drive. If this portion of the current alignment is approved for a different street name than the existing right-of-way, then it is considered a cul-de-sac per the definition in Title 30 and shall have the suffix of Court.

The billboard located on parcel 162-17-301-015 is assigned the address of 3737 W. Viking Road and will be affected by this street name change.

This application is not consistent with the Las Vegas Valley Street Naming and Address Assignment Policy therefore staff recommends denial.

**Staff Recommendation**  
Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

- Subject to Penn & Teller Drive.
- Applicant shall be responsible for the installation of street signs, per Public Works requirements, within 60 calendar days of the approval of the application.

**Public Works - Development Review**

- No comment.



**Building Department - Addressing**

- Subject to Penn And Teller Court.

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: BUGGS & R RUDY DISCOUNT CORP**

**CONTACT: GLENN ALAI, PENN & TELLER, 3555 W. RENO AVENUE, SUITE L, LAS VEGAS, NV 89118**

DRAFT



## Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-17-410-001

PROPERTY ADDRESS/ CROSS STREETS: 3700 Flamingo Road

**DETAILED SUMMARY PROJECT DESCRIPTION**

We would like to change the name of Viking Road from the intersection of Valley View, east to the Penn & Teller Theater entrance Penn and Teller Drive.

**PROPERTY OWNER INFORMATION**

NAME: 1 C 3700 Flamingo Rd LLC  
 ADDRESS: PO BOX 543185  
 CITY: DALLAS STATE: TX ZIP CODE: 75354  
 TELEPHONE: 702.777.7777 CELL: \_\_\_\_\_ EMAIL: \_\_\_\_\_

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

NAME: Buggs & Rudy Discount Corp  
 ADDRESS: 3555 W Reno Ave., Suite L  
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702.736.7758 CELL 702.416.2311 EMAIL: laura@penn-teller.com

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

NAME: Laura Foley  
 ADDRESS: 3555 W Reno Ave., Suite L  
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: 702.736.7758 CELL 702.416.2311 EMAIL: laura@penn-teller.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.

*E. Birbaum*  
 Property Owner (Signature)\*

Eric Birbaum  
 Property Owner (Print)

2-4-25  
 Date

**DEPARTMENT USE ONLY**

- |                              |                             |                              |  |                             |                             |                             |
|------------------------------|-----------------------------|------------------------------|--|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC  | <input type="checkbox"/> AR | <input type="checkbox"/> ET  | <input type="checkbox"/> PUDD          | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA  | <input checked="" 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) SC-25-0241  
 PC MEETING DATE 5/20/25  
 BCC MEETING DATE \_\_\_\_\_  
 TAB/CAC LOCATION Paradise

ACCEPTED BY MY  
 DATE 3/19/25  
 FEES \$800

DATE 4/29/25

SC-25-0241

PLANNING  
COPY

# PENN & TELLER

BUGGS & RUDY DISCOUNT CORPORATION

January 13, 2025

Attention: Clark County Division of Comprehensive Planning

This year, 2025, marks 50 years of partnership of Las Vegas' longest-running headline act, Penn & Teller. In January 2026, the pair will celebrate 25 years of performing at Rio Las Vegas, setting yet another record of becoming the longest-running headline act to be continually performing at the same casino hotel. They also hold the record for the longest-running magic show on TV, *Penn & Teller: Fool Us!*, which happens to be the longest-running network series to be filmed and emanate from Las Vegas.

As 30+ year residents of Las Vegas, Penn & Teller not only live here but are involved in the community through their annual blood drive (which results in nearly 4000 pints being donated every year), their support of AFAN (Aid for AIDS Nevada) having donated and raised millions as grand marshals of the yearly Las Vegas AIDS Walk, and their support of organizations like Opportunity Village and Nevada School of the Arts. There are few better goodwill ambassadors for the city through their promotion of tourism on their hundreds of appearances on shows like *The Tonight Show with Jimmy Fallon*, *The Today Show* and *The Kelly Clarkson Show*,

As the team behind the production company for Penn & Teller, in conjunction with Rio Las Vegas and its owners Dreamscape, we feel that the stretch of Viking Road, that leads into the Penn & Teller Theater parking area at the Rio, would be a wonderful tribute (and a surprise!) to commemorate and honor these milestones for a duo so synonymous with the excitement and glamour of Las Vegas.



Glenn Alai  
Manager  
Penn & Teller  
702.493.5829

PLANNER  
COPY

SC -25 -0241

2

05/21/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-25-0245-CP LV PROPERTY OWNER, LLC & GK LAS VEGAS LP LEASE:**

**DESIGN REVIEW** for a proposed dayclub expansion on a 1.0 acre portion of a 80.13 acre site in conjunction with an existing resort hotel (Caesars Palace) in a CR (Commercial Resort) Zone.

Generally located on the west side of Las Vegas Boulevard South and the north side of Flamingo Road within Paradise. TS/hw/kh (For possible action)

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RELATED INFORMATION:

**APN:**

162-17-710-002; 162-17-710-004 through 162-17-710-005; 162-17-810-002 through 162-17-810-004; 162-17-810-009 through 162-17-810-010

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 3570 Las Vegas Boulevard South
- Site Acreage: 1.0 (proposed dayclub expansion)/80.13 (overall acreage for the existing resort hotel)
- Project Type: Dayclub expansion
- Number of Stories: 3
- Building Height (feet): 51
- Square Feet: 46,210
- Parking Required/Provided: 7,817/8,054

Site Plans

The plans depict an existing resort hotel (Caesars Palace) on 80.13 acres located on the west side of Las Vegas Boulevard South and the north side of Flamingo Road. A 46,210 square foot dayclub/nightclub expansion is proposed on the east-central portion of the site along the Las Vegas Boulevard South frontage. The proposed dayclub building will be detached from the existing resort hotel building but a 78 foot long pedestrian bridge will allow access to the existing resort hotel through the existing nightclub within the main resort hotel building complex. The proposed building will be placed on the site of an existing parking lot located between an existing water fountain feature and the main entry to the site name "Caesars Palace Drive." The proposed building will be set back between 44 feet and 48 feet from the Las Vegas Boulevard South to the east and 78 feet from the existing resort hotel building to the west. The building will be located outside of existing pedestrian access and roadway easements. Parking

will be provided through the existing parking garages and other lots on the site. A total of 7,817 parking spaces will now be required with the dayclub expansion and 8,054 parking spaces will be provided throughout the site. Access to the site will remain unchanged with 2 access driveways located along Las Vegas Boulevard South, 1 access driveway located along Flamingo Road, and 4 access driveways located along Frank Sinatra Drive.

#### Landscaping

Landscaping on-site will generally remain unchanged with the exception for the street landscaping directly in front of the building. The street landscaping will be placed within existing planters located behind the sidewalk along Las Vegas Boulevard South. Within these planters, will be 8 new Swan Hill Olive (*Olea Europaea*) trees and 3 new Bay Laurel (*Laurus Nobilis*) trees for a total of 11 new trees. Additionally, 3 existing trees will remain in place for a total of 14 medium street trees where 14 medium trees are required. Additional shrubs will be provided in a planter along the north portion of the site and 4 Swan Hill Olive trees will be provided within the building itself, as well.

#### Elevations

The exterior of the building will primarily consist of white painted stucco with building pop-outs and articulations which emulate Roman-style columns and arches with cornices and keystones. The building will be 51 feet tall to the top of the canopy roof and 38 feet to the top of tallest permanent portion of the building. The roof will mostly be flat with metal capping, however, a large white removeable canopy will be located over the central portion of the building and will consist of a PVC membrane with white aluminum supports. The main entrance to the building will be in the northwest corner of the building is called out by a larger building section with larger archway articulation perforated metal accents. All railing within the building will be glass railings with metal supports. The proposed pedestrian connection bridge will be 26 feet to 27 feet tall and will span over an existing drive aisle to the west of the building. The pedestrian bridge will have the same Roman-style columns and arches architecture as the proposed dayclub building and the existing resort hotel. The bridge will have a clearance of 16 feet to 17 feet with the viaduct portion of the bridge being 10 feet tall.

#### Floor Plans

The plans show the proposed 46,210 square foot dayclub will consist of 3 floors with the upper floors containing most of the seating space within the proposed building. The upper floors will consist of a pool deck level and an upper terrace level. The pool deck level will contain 2 main pools, with 1 being 869 square feet and the other 1,103 square feet, located in the center of the building with 2 plunge pool, 440 square feet each, on either side of the pools. The surrounding pool deck will contain spaces for booths and chairs with cabana structures along the exteriors of the building. Bar and service areas will be located to the south of the pool area with a large DJ platform also located south of the pool. Large locker room and bathroom areas are provided to the north of the bar area. Kitchen space is provided in the northeast portion of the building with electrical and other support rooms position at the very north and south portions of the building. The terrace area will be located above the locker room and kitchen area in the north end of the building. This level contains tiered seating areas, a bar, and table areas. On the lower level are pool equipment and support areas in the northwest portion of the building, as well as entrance

and lobby areas. The pedestrian bridge will provide access to the existing nightclub on the terrace level of the building.

Applicant's Justification

The proposed project will support and enhance the entertainment offerings on the site. Furthermore, the project was designed to be harmonious with the existing structures on the site and is compatible with adjacent developments. After development of the proposed project, the site will have 237 excess parking spaces. In addition, the proposed dayclub will include 2,852 square feet of new pool space. This resort hotel is allowed 49,508 square feet of water surface area, and currently there are 23,187 square feet of pool area.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
PA-24-700028	Amended the Transportation Element to reduce the right-of-way width of Las Vegas Boulevard South from 200+ feet to 150+ feet	Approved by BCC	January 2025
ADR-24-900266	Addition of EV chargers to existing parking garage	Approved by ZA	May 2024
UC-20-0547	Monorail (Vegas Loop) alignment and above and below grade stations	Approved by BCC	October 2021
UC-20-0546	Monorail (Vegas Loop) alignment	Approved by BCC	October 2021
DR-20-0117	Modified an approved comprehensive sign package including wall signs and animated signs	Approved by ZA	March 2020
UC-18-0860	Recreational/events center with modifications to an approved comprehensive sign package	Approved by BCC	December 2018
DR-18-0632	Modified an approved comprehensive sign package including wall signs and animated signs	Approved by BCC	October 2018
UC-18-0142	Building addition with outside dining and drinking	Approved by BCC	April 2018
WS-1059-17	Modified an approved comprehensive sign package including proposed roof signs	Approved by BCC	January 2018
UC-0738-17	Temporary outdoor commercial event for longer than 10 days, access to modular building from the exterior of a resort hotel, and allowed roof signs on modular building	Approved by BCC	September 2017
UC-0291-17	Addition to an existing restaurant with outdoor improvements	Approved by BCC	June 2017
VS-0643-16	Vacated and abandoned a 15 foot wide pedestrian access easement adjacent to the Forum Shops subject to dedicating a new 15 foot wide pedestrian access easement	Approved by PC	November 2016
UC-0361-16	Modified an approved comprehensive sign package and outdoor improvements to an existing shopping center (Forum Shops)	Approved by BCC	July 2016

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0660-15	On-premises consumption of alcohol and outside dining and drinking, with a design review for an exhibition/convention building, a solar canopy, and solar trees in conjunction with an existing resort hotel (Caesars Palace) - expired	Approved by BCC	November 2015
UC-1003-14	Modified an approved comprehensive sign package, increased wall sign area, and increased animated sign area in conjunction with an existing resort hotel (Caesars Palace)	Approved by BCC	February 2015
DR-0895-14	Temporary outdoor commercial event (ice skating rink) for longer than 10 days - expired	Approved by BCC	January 2015
UC-0702-13	Modified and expanded an existing shopping center (Forum Shops) - expired	Approved by BCC	December 2013
DR-0615-11	Modified an approved comprehensive sign package to include all existing, approved, and new signage for Caesars Palace	Approved by BCC	March 2012
UC-0319-05 (ET-0113-07)	First extension of time for freestanding banner signs	Approved by BCC	June 2007
DR-0378-06	Wall signs	Approved by BCC	April 2006
UC-0319-05	18 freestanding banner signs located on the Forum Shop building that fronts Las Vegas Boulevard South	Approved by BCC	April 2005
UC-0104-05	Exterior entries to an outside dining area and increased signage in conjunction with this existing resort hotel	Approved by BCC	March 2005
DR-0862-02	Freestanding animated signs	Approved by BCC	August 2002
UC-0744-99 (ET-0209-00)	First extension of time for an on-premises sign	Approved by PC	July 2000
UC-0744-99	On-premises sign in conjunction with a resort hotel that deviated from improvement standards for sign height and sign area - approved by the Planning Commission in July 1999 and amended in December 1999	Approved by PC	December 1999
UC-0744-99	On-premises sign in conjunction with a resort hotel that deviated from improvement standards for sign height and sign area - approved by the Planning Commission in July 1999 and amended in December 1999	Approved by PC	December 1999

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Entertainment Mixed-Use	CR	Hard Rock Resort Hotel
South	Business Employment	CR	Bellagio Resort Hotel
East	Entertainment Mixed-Use	CR	Harrah's, Linq & Flamingo Resort Hotels
West	Entertainment Mixed-Use	IL	Office/warehouse complex

\*The I-15 right-of-way is directly west of the subject site.

**Related Applications**

<b>Application Number</b>	<b>Request</b>
SDR-25-0246	A sign design review for animated and non-animated wall signs is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

Design Review

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

Overall, the proposed dayclub structure will have a similar architectural theme and color palette to the existing resort hotel and will continue the overall Roman palace theme of the site. The proposed dayclub building is generally attractive and similar in scale and size to the buildings in the surrounding area. The proposed location of the site is within an unused parking area on the site and will activate the frontage along Las Vegas Boulevard South. The building is placed nearly 50 feet from the Las Vegas Boulevard South right-of-way, which should maintain existing pedestrian pathways and prevent an over massing of structures along the right-of-way. Additionally, maintenance of existing landscaping and provision of new landscaping should also help to reduce the visual appearance of the building from the street and make the overall pedestrian realm more appealing. The proposed use of the site as a dayclub is complementary with the uses in the area with a similar dayclub along the street nearby. Given these reasons, staff can support this request.

**Staff Recommendation**

Approval.



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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

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

**Public Works - Development Review**

- Drainage study and compliance;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Las Vegas Boulevard improvement project;
- 90 days to record said separate document for the Las Vegas Boulevard improvement project;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Bellagio Pedestrian Bridge improvement project;
- 90 days to record said separate document for the Bellagio Pedestrian Bridge improvement project.

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0140-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: TOUCH, LLC**

**CONTACT: REBECCA MILTENBERGER, BROWNSTEIN, HYATT, FARBER, &  
SCHREC, 100 N. CITY PARKWAY, SUITE 1600, LAS VEGAS, NV 89106**

**DRAFT**



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-17-710-002, 162-17-710-004, 162-17-710-005,  
162-17-810-002, 162-17-810-003, 162-17-810-004, 162-17-810-009, 162-17-810-010

PROPERTY ADDRESS/ CROSS STREETS: 3570 S Las Vegas Blvd

**DETAILED SUMMARY PROJECT DESCRIPTION**

Development of a new day club in connection with an existing resort hotel.

**PROPERTY OWNER INFORMATION**

NAME: CPLV Property Owner LLC  
 ADDRESS: 535 Madison Ave, Floor 20  
 CITY: New York STATE: NY ZIP CODE: 10022  
 TELEPHONE: N/A CELL N/A EMAIL: mpaquette@caesars.com

**APPLICANT INFORMATION**


NAME: ODC LV LLC  
 ADDRESS: 1 Pennsylvania Plaza, 19th Floor  
 CITY: New York STATE: NY ZIP CODE: 10121 REF CONTACT ID # N/A  
 TELEPHONE: N/A CELL N/A EMAIL: N/A

**CORRESPONDENT INFORMATION**

NAME: Brownstein Hyatt - Rebecca Miltenberger  
 ADDRESS: 100 North City Parkway, Suite 1600  
 CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID # 176001  
 TELEPHONE: 702-464-7052 CELL N/A EMAIL: rmiltenberger@bhfs.com

\*Correspondent will receive all project communication

(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.

 Marc Paquette - Authorized Signatory 8-05-2024  
 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 checked="" type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR  | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____                 |

APPLICATION # (s) DR-25-0045 ACCEPTED BY [Signature]  
 PC MEETING DATE \_\_\_\_\_ DATE 3/25/25  
 BCC MEETING DATE 5/21/25 Fee: \$1,000  
 TAB/CAC LOCATION Paradise DATE 4/29/25

Rebecca L. Miltenberger  
Attorney at Law  
702.464.7052 direct  
rmiltenberger@bhfs.com

February 27, 2024

**VIA ELECTRONIC DELIVERY**

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

# Planner Copy

RE: Justification Letter –Entertainment Venue at the Caesars Palace Las Vegas Hotel & Casino  
APNs: 162-17-710-002, 162-17-710-004, 162-17-710-005, 162-17-810-002, 162-17-810-003,  
162-17-810-004, 162-17-810-009 & 162-17-810-010

To Whom It May Concern:

We represent ODC LV LLC ("Applicant"), the operator of a new entertainment venue to be constructed at Caesars Palace Las Vegas Hotel & Casino, located at 3570 South Las Vegas Blvd., Las Vegas, Nevada 89109, and bearing Clark County Assessor Parcel Numbers ("APNs") 162-17-710-002, 162-17-710-004, 162-17-710-005, 162-17-810-002, 162-17-810-003, 162-17-810-004, 162-17-810-009 and 162-17-810-010 (collectively, the "Property"), in connection with the land use application enclosed herewith. The Applicant is seeking approval of the following:

- Design Review for (a) 46,210 square foot day club facility to be operated in conjunction with an existing resort hotel, including approximately 2,852 square feet of new swimming pool area; (b) bridge to provide access from existing buildings over an existing private drive.

The Applicant is seeking to construct a new day club venue (the "Project") on the eastern portion of the Property along Las Vegas Boulevard in the area shown on the site plan enclosed herewith (the "Project Area"). The Project Area is currently developed as a surface parking lot. The Project will be approximately 46,210 square feet with varying setbacks on the eastern Property line ranging from 48'1" on the south side of the Property to 44' on the north side of the project (setbacks vary due to existing variation in the Property line). The exterior of the Project is also outside of the existing pedestrian easement area along Las Vegas Boulevard South as shown on the enclosed site plan.

Primary access to the Project will be on the west side of the Project, which is adjacent to the private interior portion of Caesars Palace Drive. Access will also be available from the interior of Property via the proposed pedestrian bridge the will connect with existing structure to the Project (the "Bridge"). Vertical clearance under the bridge will vary from 16'2" to 17'1". The Bridge will include a 60" glass guardrail. The Applicant also proposes to include a removal canopy over the Project and Bridge (with a maximum height of 37' from floor) to allow the Project to be utilized during inclement weather.

The following parking chart demonstrates that after development of the Project, the Property will have 237 excess parking spaces. Additional details on the parking calculations can be found in the parking analysis included on the enclosed site plan.

	Number of Parking Spaces
Existing Parking Required (per UC-18-0860)	7,669
Parking Required for Project	148
Existing Parking Provided (Cumulative)	8,140
Existing Parking Provided EV	29
Existing Parking Provided Low Emission	42
Existing Parking Provided ADA	190
Existing Parking Provided ADA EV	1
Parking to be Removed from Project Area	86
<b>TOTAL PARKING REQUIRED</b>	<b>7,817</b>
<b>TOTAL PARKING PROVIDED</b>	<b>8,054</b>
<b>EXCESS</b>	<b>237</b>

The Project will include 2,852 square feet of new pool space. The Property currently includes 38,222 square feet of existing swimming pool and non-essential water features. Pursuant to Title 30 of the Clark County Code (the "Code") the Property is permitted to have 1.124 acres of swimming pool/non-essential water features. After applying the new pool square footage for the Project, the Property will remain under the total swimming pool/non-essential water feature square footage permitted by Code by 7,907 square feet.

Concurrently herewith, the Applicant is requesting a Sign Design Review for new signage related to the Project.

The Project will support and enhance the entertainment offerings at the Property. The Project is designed to be harmonious with the existing structures at the Property and is compatible with adjacent developments.

Thank you in advance for your consideration of this application. Please contact me should you have any questions or require additional information.

Sincerely,



Rebecca L. Miltenberger  
 Enclosures



PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**SDR-25-0246-CP LV PROPERTY OWNER, LLC & GK LAS VEGAS LP LEASE**

**SIGN DESIGN REVIEWS** for the following: 1) modifications to a previously approved comprehensive sign package for a resort hotel; 2) increase the square footage of wall signs; 3) increase the number of wall signs; 4) increase the square footage of electronic message unit, animated and video; 5) increase the number of electronic message unit, animated and video; 6) increase the overall square footage of signage; and 7) increase the overall number of signs in conjunction with an existing resort hotel (Caesars Palace) on a portion of 80.13 acres in a CR (Commercial Resort) Zone.

Generally located on the west side of Las Vegas Boulevard South and the north side of Flamingo Road within Paradise. TS/hw/kh (For possible action)

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RELATED INFORMATION:

**APN:**

162-17-710-002; 162-17-710-004 through 162-17-710-005; 162-17-810-002 through 162-17-810-004; 162-17-810-009 through 162-17-810-010

**SIGN DESIGN REVIEW:**

1. Modifications to a previously approved comprehensive sign package for a resort hotel (Caesar's Palace).
2. Increase the square footage of wall signs in conjunction with an existing comprehensive sign package (Caesars Palace) to 39,300 square feet where 37,584 square feet as previously approved (a 4.5% increase).
3. Increase the number of wall signs in conjunction with an existing comprehensive sign package (Caesars Palace) to 97 where 94 signs were previously approved (a 3% increase).
4. Increase the square footage of electronic message unit signs, animated and video in conjunction with an existing comprehensive sign package (Caesars Palace) to 12,793 square feet where 11,333 square feet was previously approved (a 13% increase).
5. Increase the number of electronic message unit signs, animated and video in conjunction with an existing comprehensive sign package (Caesars Palace) to 32 where 29 signs were previously approved (a 10% increase).
6. Increase the overall square footage of signage in conjunction with an existing comprehensive sign package (Caesars Palace) to 59,241 square feet where 57,525 square feet was previously approved (a 3% increase).
7. Increase the overall number of signs to 131 where 126 signs were previously approved in conjunction with an existing comprehensive sign package (Caesars Palace) (a 4% increase).

## LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

## BACKGROUND:

### Project Description

#### General Summary

- Site Address: 3570 Las Vegas Boulevard South
- Site Acreage: 80.13 (portion)
- Project (Sign) Type: Proposed wall signs & electronic message unit, video
- Sign Height (feet): 21 (maximum)
- Square Feet: 1,716 (proposed wall sign addition)/1,572 (proposed electronic message unit, video)

### Sign Plans

The plans depict a total of 5 new signs to be added to the existing portfolio of signs at Caesars Palace in conjunction with the development of the dayclub to be located on the east-central portion of the site along the Las Vegas Boulevard South frontage. The proposed building will be placed on the site of an existing parking lot located between an existing water fountain feature and the main entry to the site.

All 5 signs will be wall signs in nature with 3 of the signs also being video electronic message unit signs. Along the Las Vegas Boulevard South frontage, 3 new signs are proposed. Along the northeast face of the proposed dayclub building will be a standard channel letter ID wall sign measuring 12 feet by 6 feet for a total of 72 square feet located at the very northeast corner of the site. A few feet south is another wall sign that will act as a video electronic message unit sign. This sign will be an LED video board 32 feet long and 10 feet tall for a total of 320 square feet. At the southern end of the eastern façade will be another LED video electronic message unit sign.

This LED sign will be 40 feet long and 4 feet wide for a total of 160 square feet. An additional channel letter ID wall sign will be located along the eastern portion of the southern façade of the building, visible from Las Vegas Boulevard South. This wall sign will also be 12 feet by 6 feet for a total of 72 square feet.

Within the interior of the building, a 21 foot tall and 52 foot wide animated LED board will be mounted within a stage area behind the proposed DJ platform. This sign is included in the sign package as it will be visible from Las Vegas Boulevard South when the removable canopy is not installed over the roof. This sign will be approximately 1,092 square feet due to its curved shape. Additional signage is proposed along the western façade of the building but will not be visible to Las Vegas Boulevard South or the exterior of the site, so is not included in this request. Overall, a total of 5 signs and 1,716 square feet will be added to the overall Caesars Palace site with the sign package being updated as follows:



Type of Sign	Approved /Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	Percent increase	# of existing signs	# of proposed signs	Total # of signs
Freestanding*	19,512	0	19,512	8,670	N/A	6	0	6
Wall*	37,584	1,716	39,300	71,810	4.5%	94	5	99
Directional	396	0	396	384	N/A	23	0	23
Monument	0	0	0	70	N/A	0	0	0
Projecting	0	0	0	32	N/A	0	0	0
Hanging	0	0	0	32	N/A	0	0	0
Roof	33	0	33	0	N/A	3	0	3
Temporary	0	0	0	2,640	N/A	0	0	0
Overall Total	57,525	1,716	59,241	83,638	2.9%	126	5	131

\*Freestanding and wall signs can also contain animated signage. The table below describes the existing and proposed animated signs.

Type of Sign	Approved/ Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	Percent increase	# of existing signs	# of proposed signs	Total # of signs
Electronic Message Unit Animated/ Video	11,333	1,572	12,905	450	13.8%	29	3	32

**Applicant's Justification**

The proposed signage is related to a proposed day club venue on the eastern portion of the site along Las Vegas Boulevard South. As a result, 3 new electronic messaging unit wall signs and 2 new wall signs with channel letters on the eastern elevation of the dayclub are proposed. Additional signage on the western elevation of the project is not visible from a public right-of-way. The increase in signage is consistent with existing comprehensive sign packages for other resort hotels in the resort corridor. The proposed signage will support and enhance the entertainment offerings at the site. The site and signage are designed to be harmonious with the existing structures at the property and is compatible with adjacent developments.

**Prior Land Use Requests**

Application Number	Request	Action	Date
PA-24-700028	Amended the Transportation Element to reduce the right-of-way width of Las Vegas Boulevard South from 200+ feet to 150+ feet	Approved by BCC	January 2025
ADR-24-900266	Addition of EV chargers to existing parking garage	Approved by ZA	May 2024
UC-20-0547	Monorail (Vegas Loop) alignment and above and below grade stations	Approved by BCC	October 2021
UC-20-0546	Monorail (Vegas Loop) alignment	Approved by BCC	October 2021

### Prior Land Use Requests

Application Number	Request	Action	Date
DR-20-0117	Modified an approved comprehensive sign package including wall signs and animated signs	Approved by ZA	March 2020
UC-18-0860	Recreational/events center with modifications to an approved comprehensive sign package	Approved by BCC	December 2018
DR-18-0632	Modified an approved comprehensive sign package including wall signs and animated signs	Approved by BCC	October 2018
UC-18-0142	Building addition with outside dining and drinking	Approved by BCC	April 2018
WS-1059-17	Modified an approved comprehensive sign package including proposed roof signs	Approved by BCC	January 2018
UC-0738-17	Temporary outdoor commercial event for longer than 10 days, access to modular building from the exterior of a resort hotel, and allowed roof signs on modular building	Approved by BCC	September 2017
UC-0291-17	Addition to an existing restaurant with outdoor improvements	Approved by BCC	June 2017
VS-0643-16	Vacated and abandoned a 15 foot wide pedestrian access easement adjacent to the Forum Shops subject to dedicating a new 15 foot wide pedestrian access easement	Approved by PC	November 2016
UC-0361-16	Modified an approved comprehensive sign package and outdoor improvements to an existing shopping center (Forum Shops)	Approved by BCC	July 2016
UC-0660-15	On-premises consumption of alcohol and outside dining and drinking, with a design review for an exhibition/convention building, a solar canopy, and solar trees in conjunction with an existing resort hotel (Caesars Palace) - expired	Approved by BCC	November 2015
UC-1003-14	Modified an approved comprehensive sign package, increased wall sign area, and increased animated sign area in conjunction with an existing resort hotel (Caesars Palace)	Approved by BCC	February 2015
DR-0895-14	Temporary outdoor commercial event (ice skating rink) for longer than 10 days - expired	Approved by BCC	January 2015
UC-0702-13	Modified and expanded an existing shopping center (Forum Shops) - expired	Approved by BCC	December 2013
DR-0615-11	Modified an approved comprehensive sign package to include all existing, approved, and new signage for Caesars Palace	Approved by BCC	March 2012
UC-0319-05 (ET-0113-07)	First extension of time for freestanding banner signs	Approved by BCC	June 2007
DR-0378-06	Wall signs	Approved by BCC	April 2006

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-0319-05	18 freestanding banner signs located on the Forum Shop building that fronts Las Vegas Boulevard South	Approved by BCC	April 2005
UC-0104-05	Exterior entries to an outside dining area and increased signage in conjunction with this existing resort hotel	Approved by BCC	March 2005
DR-0862-02	Freestanding animated signs	Approved by BCC	August 2002
UC-0744-99 (ET-0209-00)	First extension of time for an on-premises sign	Approved by PC	July 2000
UC-0744-99	On-premises sign in conjunction with a resort hotel that deviated from improvement standards for sign height and sign area - approved by the Planning Commission in July 1999 and amended in December 1999	Approved by PC	December 1999
UC-0744-99	On-premises sign in conjunction with a resort hotel that deviated from improvement standards for sign height and sign area - approved by the Planning Commission in July 1999 and amended in December 1999	Approved by PC	December 1999

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Hard Rock Resort Hotel
South	Business Employment	CR	Bellagio Resort Hotel
East	Entertainment Mixed-Use	CR	Harrah's, Linq & Flamingo Resort Hotels
West	Entertainment Mixed-Use	IL	Office/warehouse complex

The I-15 right-of-way is directly west of the subject site.

**Related Applications**

Application Number	Request
DR-25-0245	A design review for a dayclub expansion is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Comprehensive Planning**

The proposed signage on the subject property is reviewed to determine 1) compatibility in terms of scale and architectural features, with the site and surrounding area; 2) harmony with the character of the neighborhood; 3) impact on the surrounding land uses; and 4) the health, safety, and welfare of the inhabitants of the area. Additionally, comprehensive sign plans shall demonstrate the proposal will improve the aesthetics of the development and will not have an adverse impact on the use, enjoyment, or value of property.

Overall, staff finds the signs as proposed are designed in a uniform fashion with similar material, colors, and fonts. Many of the signs are internal to the site and, while visible from the street, are not overly intrusive to the surrounding area. In addition, staff finds since many of the signs do not contain animation and are not illuminated, they should not cause an undue visual burden to the surrounding areas. Additionally, the signs that are animated will be faced toward major streets and away from the surrounding uses.

Staff also finds the number of signs provided on the site are not unusual for the Resort Corridor where large numbers of people will be entering and exiting the site and what is proposed is similar to the resort hotels in the area. In terms of the proposed animated signs on the property, staff finds there are several properties in the area with animated or video signage so the proposed signage on this property should not pose any additional burden to the surrounding area.

Lastly, staff finds that the signs proposed are unique and should contribute an interesting aesthetic to the Las Vegas skyline, which promotes Policy 5.1.3 of the Master Plan that states that tourism is one of the bases of the local economy and should continue to be enhanced where possible. Given that Las Vegas Boulevard South and its surrounding area are designated as a National Scenic Byway, to which signage contributes, staff finds the proposed signage would positively contribute to the existing slate of signage in the Byway. For these reasons, staff can support this request.

### **Staff Recommendation**

Approval.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

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

**Public Works - Development Review**

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

**Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** TOUCH, LLC

**CONTACT:** REBECCA MILTENBERGER, BROWNSTEIN, HYATT, FARBER, & SCHREC,  
100 N. CITY PARKWAY, SUITE 1600, LAS VEGAS, NV 89106

DRAFT



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-17-710-002, 162-17-710-004, 162-17-710-005,  
162-17-810-002, 162-17-810-003, 162-17-810-004, 162-17-810-009, 162-17-810-010  
PROPERTY ADDRESS/ CROSS STREETS: 3570 S Las Vegas Blvd

### DETAILED SUMMARY PROJECT DESCRIPTION

Sign design review in connection with an existing resort hotel.

### PROPERTY OWNER INFORMATION

NAME: CPLV Property Owner LLC  
ADDRESS: 535 Madison Ave, Floor 20  
CITY: New York STATE: NY ZIP CODE: 10022  
TELEPHONE: N/A CELL N/A EMAIL: mpaquette@caesars.com

### APPLICANT INFORMATION

NAME: ODC LV LLC  
ADDRESS: 1 Pennsylvania Plaza, 19th Floor  
CITY: New York STATE: NY ZIP CODE: 10121 REF CONTACT ID # N/A  
TELEPHONE: N/A CELL N/A EMAIL: N/A

### CORRESPONDENT INFORMATION

NAME: Brownstein Hyatt - Rebecca Miltenberger  
ADDRESS: 100 North City Parkway, Suite 1600  
CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID # 176001  
TELEPHONE: 702-464-7052 CELL N/A EMAIL: rmiltenberger@bhfs.com

\*Correspondent will receive all project communication

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

Property Owner (Signature)\*

Marc Paquette - Authorized Signatory  
Property Owner (Print)

8-27-2022  
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 checked="" type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | <input type="checkbox"/> OTHER _____ |

APPLICATION # (s) SDR-25-0246  
PC MEETING DATE \_\_\_\_\_  
BCC MEETING DATE 5/21/25  
TAB/CAC LOCATION Paradise

ACCEPTED BY HW  
DATE 3/25/25  
Fee: \$1,000

DATE 4/29/25

# Brownstein

**Brownstein Hyatt Farber Schreck, LLP**

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

Rebecca L. Miltenberger  
Attorney at Law  
702.464.7052 direct  
rmiltenberger@bhfs.com

February 27, 2024

## VIA ELECTRONIC DELIVERY

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

RE: Justification Letter –Sign Design Review at the Caesars Palace Las Vegas Hotel & Casino  
APNs: 162-17-710-002, 162-17-710-004, 162-17-710-005, 162-17-810-002, 162-17-810-003,  
162-17-810-004, 162-17-810-009 & 162-17-810-010

To Whom It May Concern:

We represent ODC LV LLC ("Applicant"), the operator of a new entertainment venue to be constructed at Caesars Palace Las Vegas Hotel & Casino, located at 3570 South Las Vegas Blvd., Las Vegas, Nevada 89109, and bearing Clark County Assessor Parcel Numbers ("APNs") 162-17-710-002, 162-17-710-004, 162-17-710-005, 162-17-810-002, 162-17-810-003, 162-17-810-004, 162-17-810-009 and 162-17-810-010 (collectively, the "Property"), in connection with the land use application enclosed herewith. The Applicant is seeking approval of the following:

- Sign Design Review: to (a) modify an existing comprehensive sign package in conjunction with a resort hotel; and (b) increase the maximum number of electronic messaging units (video) signs to three (3) where one (1) per street frontage is permitted.

The Applicant intends to develop a new day club venue (the "Project") on the eastern portion of the Property along Las Vegas Boulevard in the area shown on the site plan enclosed herewith (the "Project Area"). In connection therewith, the Applicant seeks to add two new electronic messaging unit wall signs and one new wall sign with channel letters on the eastern elevation of the Project, as shown on the enclosed plans. The new channel letter sign will be 12'x6' (72 square feet). The new electronic messaging unit wall signs will be 32'x8' (256 square feet) and 40'x4' (160 square feet). Additional signage on the western elevation of the Project is not visible from a public right of way. The increase in signage is consistent with existing comprehensive sign packages for other resort hotels in the resort corridor.

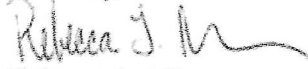
Concurrently herewith, the Applicant is requesting a Design Review for the Project.

The Project with support and enhance the entertainment offerings at the Property. The Project is designed to be harmonious with the existing structures at the Property and is compatible with adjacent developments.

Clark County Comprehensive Planning  
February 27, 2024  
Page 2

Thank you in advance for your consideration of this application. Please contact me should you have any questions or require additional information.

Sincerely,



Rebecca L. Miltenberger  
Enclosures



Type of Sign	Approved Sq Ft	Proposed Sq Ft	Total Sq Ft	Permitted Sq Ft per Title 30 (1/1/24)	Maximum # per Title 30 (1/1/24)	Proposed #	Total # of Signs with Prior Title 30
Wall	37,584	488	38,072	N/A	N/A	3	97
Freestanding	19,512	N/A	N/A	N/A	N/A	N/A	6
Directional	396	N/A	N/A	N/A	N/A	N/A	23
Roof	33	N/A	N/A	N/A	N/A	N/A	3

Electronic Sign Type*	Approved Sq Ft	Proposed Sq Ft	Total Sq Ft	Permitted Sq Ft per Title 30 (1/1/24)	Maximum # per Title 30 (1/1/24)	Proposed #	Total # of Signs with Prior Title 30
Electronic Message Unit (Video)	11,333	416	11,749	150	1 per street frontage	2	3 (LVB frontage)

\*Electronic Signs may be freestanding or wall signs

\*Existing signage per DR-20-0117

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-25-0169-OBJECT DASH, LLC:**

**HOLDOVER AMENDED USE PERMITS** for the following: 1) a proposed multi-family development; and 2) a proposed monorail (station).

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) reduce setback; 2) reduce parking lot landscaping (no longer needed); 3) reduce parking; and 4) allow alternative driveway geometrics.

**DESIGN REVIEWS** for the following: 1) a proposed multi-family development with accessory commercial (retail and restaurant) uses; and 2) a proposed monorail (station) on 1.33 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the east side of Paradise Road, 900 feet north of Harmon Avenue within Paradise. JG/mh/kh (For possible action)

---

RELATED INFORMATION:

**APN:**  
162-22-202-001

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the front setback to 6 feet where a minimum of 10 feet is required per Section 30.02.17B (a 40% reduction).
2. Reduce parking lot landscape islands and trees where a landscape island shall be provided every 6 parking spaces and at the end of each row of parking per Section 30.04.01D (no longer needed).
3. Reduce the number of required parking spaces to 24 spaces where 184 spaces are required per Section 30.04.04D (an 87% reduction).
4.
  - a. Increase the width of a commercial driveway along Paradise Road to 48 feet where 40 feet is the maximum per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 20% increase).
  - b. Reduce the ingress throat depth for a driveway along Paradise Road to 12 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 52% reduction).
  - c. Reduce the egress throat depth for a driveway along Paradise Road to 11 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 56% reduction).

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Address: 4300 Paradise Road
- Site Acreage: 1.33
- Project Type: Multi-family residential development with accessory commercial uses and a monorail station
- Number of Lots/Units: 132
- Density (du/ac): 99.25
- Number of Stories: 6
- Building Height (feet): 75
- Square Feet: 153,300 (multi-family building)/18,588 (monorail station)
- Open Space Required/Provided: 11,578/24,330
- Parking Required/Provided: 24/184
- Sustainability Required/Provided: 7/7

#### Site Plans

The plans depict a proposed multi-family development located on a 1.33 acre site consisting of 132 dwelling units with a density of 99.25 dwelling units per acre. The proposed development also features accessory retail and restaurant uses, and a monorail station. The multi-family building is 153,300 square feet, including 10,950 square foot of retail space and 28,750 square feet of office space and amenities, while the monorail station is 18,588 square feet. The site has 2 driveways accessed via Paradise Road to the west, with a 48 foot wide commercial driveway where 40 feet is the maximum driveway width, and a throat depth of 11 feet where 25 feet is the minimum, necessitating waivers of development standards for alternative driveway geometrics. A 5 foot wide detached sidewalk is also provided along Paradise Road, with pedestrian pathways provided along the west property line. The drive aisle is located on the west side of the site and wraps around the south side of the building with cross access with the property to the south and east (APN 162-22-202-002), which features an existing hotel. The multi-family building is set back 10 feet from the north property line, 25 feet from the east and south property lines, and 6 feet from the west property line, the last of which requires a waiver to reduce the front setback. The trash and recycling enclosure is located on the east side of the multi-family building. The monorail station is located on the north side of the site and features ramps to and from the subterranean tunnel and a perimeter drive-thru lane that passes a pick-up window that is part of the commercial portion of the multi-family building. Parking is located on the east, west, and south sides of the site, with a loading space located along the east property line. The overall development requires 184 parking spaces where 24 parking spaces are provided, requiring a waiver for reduced parking. The parking includes 7 EV capable parking spaces and 1 EV installed parking space.

#### Landscaping

The plans depict a proposed 5 foot wide detached sidewalks with two, 5 foot wide landscape strips on the side of the sidewalk along Paradise Road. The landscaping consists of large trees, shrubs, and groundcover, with the trees planted closer than 30 feet on center. Additional trees are provided along the north property line, spaced 20 feet apart on center, and around the parking area. A "green wall" is provided in lieu of trees along the north property line. The multi-family

development requires 11,578 square feet of open space where 24,330 square feet of open space has been provided. The open space consists of interior landscaping (does not include street landscaping), lobby lounge, pool, courtyard area, bar, lounge, game room, and fitness center.

Elevations

The plans depict a 6 story, 75 foot high multi-family building with a flat, variable roofline. The exterior of the building consists of stainless steel, concrete, corrugated steel, corten steel accents, galvanized steel façade cladding, smooth stucco, and wooden slats. The base level features the accessory retail portion of the building, along with the monorail station’s drive-thru, ramps, and subterranean tunnel.

Floor Plans

The plans depict a multi-family building with accessory commercial uses and amenities. The first level features retail, while the second level features a courtyard, pool, workspaces, conference room, bar, lounge, kitchen, storage room, game room, elevators, and staircase. There are a total of 132 dwelling units consisting of 104 studio units, 24 one bedroom units, and 4 two bedroom units, which are evenly distributed between the third and sixth floors.

Applicant’s Justification

The proposed development is compatible with other resort hotels and condominium towers in the surrounding area, and the proximity to UNLV makes the site suitable as an additional housing option. Additional street landscaping and trees in the northwest corner of the site are being provided. Most residents will not have personal vehicles to park on-site and will instead utilize alternative transportation options, including the Vegas Loop monorail station that is a part of this development. This will reduce surface traffic congestion and living expenses for residents. Waivers for increased driveway width and reduced throat depth are also being requested. The wider driveway will allow for safer ingress and egress, while the reduced throat depth will not create any on-site problems due to the minimal vehicle access and circulation on-site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0010-12	Waiver to allow an overhead communication line on existing utility structures along public rights-of-way	Approved by PC	March 2012
ADR-900315-10	Conversion of the south face of an off-premise sign (billboard) to a digital face	Approved by ZA	April 2010
ADR-900277-09	Conversion of the north face of an off-premise sign (billboard) to a digital face	Approved by ZA	March 2009

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-1979-04	Use permits for kitchens in hotel rooms, shopping center uses, increased building height, and on-premise alcohol consumption, waivers for encroachment into airport airspace, reduced parking and loading spaces, reduced building setback, and to permit landscaping in the right-of-way, and design review of a timeshare hotel condominium development with a commercial component - expired	Approved by PC	December 2004

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR (AE-60 & AE-65)	Multi-family residential
South & East	Entertainment Mixed-Use	CG (AE-60 & AE-65)	Hotel
West	Entertainment Mixed-Use	CR (AE-60 & AE-65)	Virgin Hotels Las Vegas

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Comprehensive Planning**

Use Permits

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

Multi-family residential developments and monorails both require the approval of a use permit in the CR (Commercial Resort) zoning district to permit the uses and demonstrate the development is appropriate for the given location. The proposed development complies with Goal 1.1 of the Master Plan that encourages opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities. The project also complies with Policy 1.1.2, which encourages the concentration of higher-density housing in areas with access to existing or planned high-frequency transit, major employment centers, existing infrastructure, and other services. Per the Master Plan, multi-family residential uses are encouraged as a supporting use in the Entertainment Mixed-Use category to support the expansion of housing options within close proximity of services, amenities, and jobs. However, since staff cannot support the associated waivers of development standards and design reviews, staff cannot support the use permits.

### Waivers of Development Standards

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

#### Waiver of Development Standards #1

Setbacks are important to maintain a safe and cohesive built environment, minimizing potential site conflicts and adverse effects. Staff finds that since this a new development on an undeveloped site, the front setback reduction along Paradise Road is a self-imposed hardship that could be resolved through minor site modifications that would provide the required 10 foot front setback. Therefore, staff cannot support this request.

#### Waiver of Development Standards #2

No longer needed.

#### Waiver of Development Standards #3

Staff can understand that the significant reduction in parking is due to the monorail station providing an alternative transportation option to residents, rather than relying on their own personal vehicles. The accessory commercial uses will also provide residents with on-site restaurant and retail options. However, staff remains concerned that the minimal parking provided will be inadequate for the proposed residential and commercial uses. While staff can appreciate the monorail as an alternative transportation option, it is unlikely to be feasible for residents to rely on as a single transportation option to traverse Clark County and reach their regular destinations.

#### Design Reviews

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

Staff finds that the multi-family and monorail uses are suitable for this site, providing new housing and transportation options for potential residents. The site is located in an area with heavy traffic and substantial development, offering a variety of uses and amenities that could serve residents of the proposed development. The architectural style of the multi-family building is compatible with the surrounding area, while providing several sustainability features consistent with Title 30 standards. However, staff is concerned about the site design and the Title 30 standards that are not being met. Staff finds that minor modifications to the overall site design would eliminate or reduce the requested waivers. For these reasons, staff cannot support these requests.

**Public Works - Development Review**

Waiver of Development Standards #4

Staff cannot support the request to the increase in driveway width and reduction of throat depth for the commercial driveway on Paradise Road. Although the applicant is asking to increase driveway width, the design does not allow for vehicles to safely enter and exit the site without the potential for conflicts. Vehicles trying to enter the site will have to nearly come to a stop to negotiate a turn into the site creating stacking within Paradise Road. A site redesign would allow for the commercial driveway to meet the minimum standards.

**Department of Aviation**

The currently planned land use designation is EM - Entertainment Mixed-Use , and the current zoning is CR - Commercial Resort, which permits many airport-compatible uses. As such, any additional residential or long-term stay use in this area, is incompatible with current and future noise levels present at this location. The property lies within the AE-60 (60-65 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly, and the subject property lies beneath flight paths that have been used since the 1960s. Clark County intends to continue to upgrade Harry Reid International Airport facilities to meet future air traffic demand. Due to these facts, this project is incompatible with current and future noise levels at this location. Staff recommends denial.

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

**Staff Recommendation**

Denial.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

If approved:

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

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

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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Paradise Road improvement project;
- 90 days to record said separate document for the Paradise Road improvement project;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

#### **Department of Aviation**

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



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

**Fire Prevention Bureau**

- No comment.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0093-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**COUNTY COMMISSION ACTION:** April 16, 2025 – HELD – To 05/21/25 – per the applicant.

**APPLICANT:** OBJECT DASH, LLC

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

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-25-0204-DRAGON JJ, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to allow existing attached sidewalks to remain.

**DESIGN REVIEW** for a proposed expansion to an existing shopping center on a 0.96 acre portion of a 2.78 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-65) Overlay.

Generally located on the north side of Sunset Road and the east side of Decatur Boulevard within Paradise. MN/hw/cv (For possible action)

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RELATED INFORMATION:

**APN:**

162-31-411-002; 162-31-411-003; 162-31-411-005; 162-31-411-007

**WAIVER OF DEVELOPMENT STANDARDS:**

Allow existing attached sidewalks along Sunset Road to remain where 5 foot wide detached sidewalks are required to replace existing attached sidewalks per Section 30.04.08C.

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 4810 W. Sunset Road
- Site Acreage: 0.96 (subject site)/2.78 (shopping center)
- Project Type: Retail and restaurant building expansion
- Number of Stories: 1
- Building Height (feet): 19
- Square Feet: 2,040 (Building A)/2,080 (Building B)/4,734 (Building C)/16,200 (Existing) /25,054 (overall)
- Parking Required/Provided: 72/97
- Sustainability Required/Provided: 7/7.5

**History & Site Plan**

The site was reclassified to CG zoning for a proposed shopping center via ZC-0089-01. In August 2004, DR-1009-04 was approved for a shopping center with a gasoline station, retail buildings and a tavern. The northern retail building which includes the convenience store, the gasoline station pumps (southwest corner), and the centrally located restaurant building with a

drive-thru exists today. The previously approved plans via the design review showed a tavern on the eastern portion of the site but was never constructed. With this request, the applicant is requesting to develop the eastern portion of the shopping which is currently undeveloped.

The plans depict an existing 16,200 square foot shopping center consisting of a restaurant, retail building, and gas station located on the northeast corner of Sunset Road and Decatur Boulevard. The existing shopping center consists of a combined 14,000 square foot retail and convenience store building located 10 feet from the northern property line in the central portion of the site with building setback 77 feet from Decatur Boulevard. An existing 2,200 square foot restaurant building is located approximately 75 feet south of the eastern portion of the retail building and 35 feet north of Sunset Road. The existing restaurant also has a single lane drive-thru running along the eastern and southern sides of the building. Approximately, 100 feet west of the pad restaurant is the north-south running gas station with canopy.

The proposed 3 building expansion will be located to the east of the existing buildings on the site on a separate pad parcel. Two of the 3 buildings will be in the south while the third and largest building will be along the northern portion of the site. Building A is 2,040 square feet, will run north to south, and is programmed for a restaurant. Building B is 2,080 square feet, will run east to west, and is also programmed for a restaurant. Building A is setback approximately 25 feet from Sunset Road, while Building B will be set back 50 feet from Sunset Road. Buildings A will be 12 feet to the west of Building B with Building B set back 60 feet from the eastern property line of the site. Along the west side of both Buildings A and B will be a single drive-thru lane that will take access from a drive aisle that will be located to the north of each building. Each drive-thru will be able to accommodate 3 to 4 cars. Approximately 110 feet northeast of Building B, is the 4,734 square foot retail and restaurant Building C. Building C is located in the very northeast corner of the site, set back 10 feet from the north property line and 6 feet from the east property line. All 3 buildings are rectangular in shape.

Access to the overall shopping center is provided by 4 commercial driveways with 2 driveways located along Sunset Road and 2 driveways located along Decatur Boulevard. All driveways are 39 feet to 40 feet wide with the driveways along Decatur Boulevard located in the northern and southern portions of the frontage and the driveways along Sunset Road located in the eastern and western portions of the frontage. The eastern driveway along Sunset Road will serve as the main point of entry for the expansion portion of the site.

Parking in the existing portion of shopping center is located to the south, east, and west of the main retail building and to the west of the restaurant building. Additional parking is also provided along the street frontage to the south and west of the gas station area. In the expansion portion of the site, parking will be provided along the east property line, to the south of Building C, and in a double row of angles spaces between the three buildings. A total of 72 parking spaces are required for both the existing and proposed portions of the shopping center with 97 parking spaces provided throughout the site. Of the 97 provided parking spaces, 62 of those parking spaces are currently existing.

### Landscaping

There are no proposed changes to the landscaping currently existing in conjunction with the existing portions of the site, but both street and parking lot landscaping is proposed with the proposed portion of the site. Along the affected portion of Sunset Road, a 10 foot wide landscape strip is proposed behind the existing 5 foot wide attached sidewalk, which will remain. Within this landscaping strip, a total of 6 Chilean Mesquite (*Prosopis Chilensis*) trees are provided every 20 feet on center where 5 large trees are required. Within the parking lot area, landscape finger islands are provided every 3 to 7 spaces. Within these landscape finger islands are a mix of Chilean Mesquite and Desert Willow (*Chilopsis Lineans*) trees with a total of 10 parking lot trees required and 10 tree being provided throughout the site.

### Elevations

No changes to the existing elevations of the existing shopping center are proposed with this request. The elevations of all buildings are similar in materials, colors, and theme to each other and the existing buildings on the site. Buildings A and B are both shown to be 19 feet tall with nearly identical exterior features. Both buildings will have painted stucco exteriors consisting of neutral tones to match the existing buildings and will have a stone veneer accent along the bottom portion of the building on the south, east, and north façades. The south, east, and north façades of both buildings will contain an aluminum commercial entry door with an awning and a varying number of commercial windows, however the east façade of Building A will not have an awning over the door and the north façade of Building B will have two entry doors. The west facades of both buildings will be identical with a mostly flat stucco exterior with a drive-thru window, an awning above the window, and a foam pop-out along the roof.

Building C will also have a similar exterior appearance with neutral painted stucco, a foam pop-out along upper portion of the building, and the building will be a maximum of 19 feet tall. The roof of Building C is flat. Along the south façade of the building, will be four commercial window-door systems with an awning over each door and stone veneer accenting along the bottom portion of the building. The north, east, and west facades are other wise stucco walls with the foam pop-out, but the north facades will have 4 rear entry/exit doors.

### Floor Plans

There are no proposed changes to the interior spaces of the existing retail and restaurant buildings. The interior of the proposed restaurant buildings, Buildings A and B, are shown to be shell buildings with a drive-thru window on the west side of the buildings. Buildings A will be 34 feet wide and 60 feet long for a total of 2,040 with Building B being 52 feet wide and 40 feet long for a total of 2,080 square feet. Building C is also shown as a shell building with 4 total suites. The suites will be 15 feet to 20 feet wide and 60 feet long for a total of 1,200 square feet. The western suite has a small cut-out reducing its area to 1,134 square feet. The suites are generally programmed for retail spaces, but the second suite from the west side of the building is programmed for restaurant space.

### Applicant's Justification

The proposed buildings will all match the existing buildings on-site as well as those in the area. The applicant did not provide justification as to why the attached sidewalks should remain and detached sidewalks would not be provided.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-22-0115	Permitted a cannabis distributor facility in conjunction with an existing cannabis facility	Approved by BCC	April 2022
ADR-21-900161	Allowed a customer walk-up window in conjunction with an existing cannabis retail store	Approved by ZA	May 2021
UC-20-0396	Allowed a cannabis retail store in conjunction with an existing shopping center	Approved by BCC	November 2020
DR-0977-14	Allowed a shell retail building expansion in conjunction with an existing shopping center - expired	Approved by PC	February 2015
WS-0351-07	Allowed an additional freestanding sign with reduced separations	Approved by PC	May 2007
VS-0239-07	Vacated and abandoned a 15 foot wide and 400 foot long pedestrian easement.	Approved by PC	April 2007
WC-0310-06 (DR-1009-04)	Waived the condition of a previous design review requiring detached sidewalks	Approved by PC	November 2006
VS-0611-05	Vacated and abandoned portions of Sunset Road and Decatur Boulevard for detached sidewalks	Approved by PC	June 2005
TM-0025-05	1 lot commercial subdivision	Approved by PC	February 2005
DR-1009-04	Shopping center with gasoline station, retail buildings, and a tavern	Approved by PC	August 2004
ZC-0089-01	Reclassified the site from R-E to C-2 zoning for a 21,500 square foot shopping center	Approved by BCC	March 2001

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP & CG (AE-65)	Office/warehouse & shopping center developments
South	Business Employment	IP & CG (AE-60)	Undeveloped & shopping center development
East	Business Employment	IP (AE-65)	Office/warehouse development
West	Business Employment	CG (AE-60)	Convenience store & gas station

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Comprehensive Planning**

#### Waiver of Development Standards

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

#### Design Review

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

The proposed buildings are generally similar in height and design as those buildings currently on site and those in the surrounding area. The size of the buildings along the south should be sufficiently sized for fast food restaurant, and the retail building is also sized appropriately for retail and service businesses that are typical of the area. Additionally, the site is sufficiently parked when considered together with the existing buildings on site. The uses are appropriate for the area given its location at the intersection of two major streets and within an area with a mix of commercial and industrial uses. The landscaping along the street and within the parking area should also help with the general design of the site and the heat island effect of the area. With that said, staff is concerned with the design of several of the facades of the buildings. Several building facades are nearly blank with just a foam pop-out articulation. Since these buildings are being designed from scratch, more can be done to provide visually pleasing articulations while maintaining the general aesthetic of the shopping center. Additionally, staff is particularly concerned with the design of the drive-thru areas. The drive-thru lanes hold a small number of cars and without knowing the type of restaurant that could be using these spaces, the available stacking space is insufficient. The location of the stacking area and drive-thrus is also a point of concern as the stacking of cars waiting in the drive-thru could spill over into the drive aisle along the north of the buildings, creating a point of conflict with the parking spaces found along the drive aisle. Staff finds the site could be redesigned to allow for more stacking area and more separation between the parking area and drive-thrus to prevent potential conflicts. For these reasons, staff cannot support this request.

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

#### Waiver of Development Standards

Staff cannot support the request to not install detached sidewalks along Sunset Road. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic and with the redevelopment. Staff finds that it is imperative to provide the detached sidewalks.

### **Department of Aviation**

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

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

### **Staff Recommendation**

Denial.

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

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

If approved:

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

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

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

#### **Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County

Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;

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

**Fire Prevention Bureau**

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

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0141-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPLICANT: LEWIS LIU**

**CONTACT: AIRR PHANTHIP, 4881 W. HACIENDA AVENUE, SUITE 6, LAS VEGAS,  
NV 89118**





# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 16231411003

PROPERTY ADDRESS/ CROSS STREETS: 4810 W SUNSET RD / SUNSET RD AND DECATUR BLVD.

**DETAILED SUMMARY PROJECT DESCRIPTION**

Proposed commercial buildings, total three building on existing open lot of existing zone (BE0 and (CG) of 0.96 ac. Building -A area of 2040 sf, Building -B areas of 2000 sf. and Building -C area of 4200 sf.

**PROPERTY OWNER INFORMATION**

NAME: DRAGON J J L L C  
 ADDRESS: 4810 W SUNSET RD  
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89118  
 TELEPHONE: \_\_\_\_\_ CELL \_\_\_\_\_ EMAIL: \_\_\_\_\_

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

NAME: LEWIS LIU  
 ADDRESS: 5115 SPRING MOUNTAIN RD.  
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89146 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: \_\_\_\_\_ CELL 702-426-2088 EMAIL: LEWISLIU166@aol.com

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

NAME: AIRR PHNAHTIP  
 ADDRESS: 4881 W. HACIENDA AVE. #6  
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89118 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: \_\_\_\_\_ CELL 702-372-4898 EMAIL: AIRRMAL2GMAIL.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.

Lewis Liu  
 Property Owner (Signature)\*

LEWIS LIU  
 Property Owner (Print)

9-23-24  
 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 checked="" type="checkbox"/> ZC
<input type="checkbox"/> AG	<input checked="" type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) WS-25-0204

ACCEPTED BY HL

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

DATE 3/5/25

BCC MEETING DATE 5/21/25

FEES \$1,300

TAB/CAC LOCATION Paradise

DATE 4/29/25

6

Date: December 2<sup>ND</sup>, 2024

To: Clark County Comprehensive Planning Department

On behalf of DRAGON J J L L C, 4810 W SUNSET RD Las Vegas NV. 89118. APN. 16231411003 proposes the 3,534-sf retail building and 5,320-sf restaurant building. All exterior finished elevations will match the color and theme of existing neighborhood buildings. Your consideration of approval would be appreciated.

Waiver of conditions:

1. The attached sidewalks with detached sidewalks will be provided.

Thank you,

Lewis Liu

Cc: Airr Phanthip

702-372-4898

airrmail@gmail.com

Planner  
Copy

**PUBLIC HEARING**

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

**ZC-25-0252-YASMEH, ALLEN:**

**ZONE CHANGE** to reclassify 0.62 acres from an H-2 (General Highway Frontage) Zone to a CG (Commercial General) Zone.

Generally located on the south side of Boulder Highway, 220 feet west of Nellis Boulevard within Paradise (description on file). TS/mc (For possible action)

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**RELATED INFORMATION:**

**APN:**

161-20-502-011

**LAND USE PLAN:**

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: NA
- Site Acreage: 0.62
- Existing Land Use: Undeveloped

**Applicant's Justification**

According to the applicant, the H-2 zoning district has been retired, and a zone change to CG is requested. Rezoning the parcel to CG will align it with the existing land uses in the vicinity. The applicant also cites alignment with County development goals (commercial development is encouraged along Boulder Highway) and economic development (CG allows for greater commercial opportunities) as justifications for the rezoning.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Corridor Mixed-Use	CG	Commercial development
South	Corridor Mixed-Use	CG	Cell tower & off-premises advertising (billboard) sign
East	Entertainment Mixed-Use	CR	Sam's Town Hotel & Gambling Hall
West	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential subdivision

**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 Boulder Highway corridor is a commercial corridor consisting of a mix of uses including shopping centers, restaurants, casinos, and automotive uses. Many of these uses are zoned CG. The adjacent parcel to the north was approved for CG zoning in August 2024, and the adjacent parcels to the east and west are also zoned CG. The request complies with Policy 5.5.3 of the Master Plan which encourages the retention and revitalization of established local business districts and the establishment of small businesses in unincorporated Clark County. For these reasons, staff finds the request for the CG (Commercial General) zone is appropriate for this location.

As of January 1, 2024, H-2 zoning was no longer an established zoning district in Title 30 and is being phased out. The conversion to an appropriate zoning district which is compatible with the surrounding zoning is encouraged by the County. The request for (CG) Commercial General zoning is appropriate and compatible with the surrounding area. This application is to reclassify the zoning of the property only. A review of the site has not been completed to verify compliance with Code or previous conditions of approval from prior land use applications; therefore, future business license or building permit applications may require approval of additional land use applications.

**Staff Recommendation Approval.**

If this request is approved, the Board 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: ALLEN YASMEH**

**CONTACT: ALLEN YASMEH, 5115 BODA PLACE, WOODLAND HILLS, CA 91367**



# Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 161-20-502-011

PROPERTY ADDRESS/ CROSS STREETS: Boulder Highway & Nellis Blvd

**DETAILED SUMMARY PROJECT DESCRIPTION**

Changing from M2 to C6 zoning  
which has been retired

**PROPERTY OWNER INFORMATION**

NAME: ALLEN YASMEH  
 ADDRESS: 5115 BODA PLACE  
 CITY: Woodland Hills STATE: CA ZIP CODE: 91367  
 TELEPHONE: \_\_\_\_\_ CELL 310-621-1621 EMAIL: AYASMEH@YAHOO.COM

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

NAME: ALLEN YASMEH  
 ADDRESS: 5115 BODA PLACE  
 CITY: Woodland Hills STATE: CA ZIP CODE: 91367 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: \_\_\_\_\_ CELL 310-621-1621 EMAIL: AYASMEH@YAHOO.COM

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

NAME: ALLEN YASMEH  
 ADDRESS: 5115 BODA PLACE  
 CITY: Woodland Hills STATE: CA ZIP CODE: 91367 REF CONTACT ID # \_\_\_\_\_  
 TELEPHONE: \_\_\_\_\_ CELL 310-621-1621 EMAIL: AYASMEH@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.

Allen YasmeH  
 Property Owner (Signature)\*

ALLEN YASMEH  
 Property Owner (Print)

3.21.25  
 Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input checked="" 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) 22-25-0252

ACCEPTED BY ML

KPC MEETING DATE \_\_\_\_\_  
 SCC MEETING DATE 5-21-25

DATE 3-26-25  
 FEES Waived-H2

TAB/CAC LOCATION Paradise DATE 4-29-25

# REQUEST FOR ZONE CHANGE

## Justification Letter

**Allen Yasmeh**

5115 Boda place Woodland Hills CA 91367  
310-621-1621  
March 17, 2025

Clark County Zoning Department  
Clark County Government Center  
500 S Grand Central Pkwy  
Las Vegas, NV 89155

**Subject: Request for Zone Change from H-2 to CG for Parcel No. 161-20-502-011**

Dear Clark County Zoning Department,

I am writing to formally request a zoning change for my property located on Boulder Highway, Parcel No. 161-20-502-011. The property was previously designated under the H-2 (General Highway Frontage) zoning classification, which has since been retired. Given that surrounding properties in the area are now designated as CG (Commercial General) and actively serve commercial purposes, I am requesting a rezoning of my parcel to CG to align with the existing land use in the vicinity.

### Justification for Rezoning Request

- 1. Consistency with Adjacent Land Use**  
The majority of properties along Boulder Highway near my parcel have been rezoned or designated as CG (Commercial General). Converting my parcel to CG will maintain uniformity in zoning and promote logical land use planning for the area.
- 2. Economic Development and Community Benefit**  
Rezoning to CG would allow for greater commercial opportunities, contributing to the economic growth of the region. A commercial designation will support local businesses and services that benefit the surrounding community and visitors.
- 3. Alignment with County Development Goals**  
The Clark County Comprehensive Plan encourages commercial development along major corridors such as Boulder Highway. Changing the zoning to CG would align with these broader planning objectives.
- 4. Elimination of Nonconforming Zoning**  
Since the H-2 zoning designation no longer exists, my property is left in an uncertain zoning status. Transitioning to CG is a logical and necessary step to ensure that the parcel remains viable for future development.

### Conclusion

Given the reasons outlined above, I respectfully request approval for the rezoning of my property to CG (Commercial General). I appreciate your time and consideration of this request. Please let me know if any additional information is required.

I look forward to your response and the opportunity to discuss this matter further.

Sincerely,

  
Allen Yasmeh