

03/18/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-26-0035-GIPSY, LLC:

ZONE CHANGE to reclassify 0.25 acres from an RS3.3 (Residential Single-Family 3.3) Zone to a CG (Commercial General) Zone.

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

RELATED INFORMATION:

APN:

162-22-301-011

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 496 E. Naples Drive
- Site Acreage: 0.25
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant indicates this is a request for a zone change to CG (Commercial General) Zone. The applicant is the owner of the said property located at 496 E Naples Drive and is also the owner of the adjacent property to the east, bearing APN 162-22-301-015 (the "Gypsy Site") where the applicant operates Gypsy Nightclub. The site at 496 Naples Drive is currently zoned Residential Single-Family 3.3 (RS3.3) but is planned for Entertainment Mixed-Use (EM). The applicant is initiating a zone change to facilitate the expansion of the existing parking facilities at Gypsy. The evolving commercial character in the vicinity makes the proposed zone change to CG appropriate and consistent with the planned land use.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-25-400106 (UC-24-0441)	Waiver of conditions for a use permit and waiver of development standards to have recreational and entertainment facility and live entertainment	Approved by PC	October 2025

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Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CG (AE-65)	Multi-family residential
South	Entertainment Mixed-Use	RM50 & CG (AE-65)	Multi-family residential & undeveloped
East	Entertainment Mixed-Use	CG (AE-65)	Restaurant & retail
West	Entertainment Mixed-Use	RS3.3 (AE-65)	Single-family residential

Related Applications

Application Number	Request
WS-26-0036	Waivers of development standards and a design review for a parking lot expansion for an existing nightclub is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Zone Change

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area. Staff finds that the conforming zone change request is within the range of intensity allowed by the land use plan. The subject site is in what many recognize as a cultural district or historic landmark. Most of the surrounding properties currently being zoned for Commercial General or Commercial Resort. This request complies with Policy WP-1.4 of the Master Plan which encourages the retention of unique businesses and commercial districts that reflect the diverse history of Winchester/Paradise. For these reasons, staff finds the request is appropriate for this location.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: GIPSY, LLC

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