

11/05/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0646-NITE OWL, LLC:

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

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

RELATED INFORMATION:

APN:

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

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

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

Applicant's Justification

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

Prior Land Use Requests

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

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

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

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

Department of Aviation

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

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Department of Aviation

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: NITE OWL, LLC

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