

## 10/07/25 PC AGENDA SHEET

### PUBLIC HEARING

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

#### **WC-25-400106 (UC-24-0441)-GIPSY LLC:**

**WAIVER OF CONDITIONS** of a use permit limiting the approval to October 19, 2024 only, with 1 week for set-up and 1 week for take-down in conjunction with existing taverns and nightclubs on 2.22 acres in a CG (Commercial General) Zone and an RS3.3 (Residential Single-Family 3.3) Zone within the Airport Environs (AE-65) Overlay.

Generally located west of Paradise Road and north and south of Naples Drive within Paradise. JG/nai/cv (For possible action)

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#### RELATED INFORMATION:

##### **APN:**

162-22-301-011; 162-22-301-015; 162-22-304-008; 162-22-304-009

##### **LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

##### **BACKGROUND:**

###### **Project Description**

###### General Summary

- Site Address: 512 E. Naples Drive (now 4605 Paradise Road), 496 E. Naples Drive, 517 E. Naples Drive, & 4633 Paradise Road
- Site Acreage: 2.22
- Project Type: Recreational and entertainment facility with live entertainment
- Parking Required/Provided: 183/0

###### History and Request:

On October 1, 2024 a use permit and waiver of development standards was approved for a recreational and entertainment facility with live entertainment. This application allowed a one day only event within the following parcels: 162-22-301-011, 162-22-301-015, 162-22-304-008, and 162-22-304-009. These parcels include the existing Gipsy and Piranha nightclubs. Instead of applying for a special event application, the use permit was required because over 30% of the on-site parking would have been utilized. The applicant is now requesting to waive the condition of approval and due to proximity to residential zoning, which states the event be approved for October 19, 2024 only, with 1 week for set-up and 1 week for take-down. There is a new special event to commemorate the recognition for the area. The proposed date of the event is October 11, 2025.

### Previous Conditions of Approval

Listed below are the approved conditions for UC-24-0441:

#### Comprehensive Planning

- Approved for October 19, 2024 only, with 1 week for set-up and 1 week for take-down;
- Live entertainment must end at 12:00 a.m.

#### Public Works - Development Review

- Applicant is advised that any further application may require full off-site improvements.

#### Fire Prevention Bureau

- Applicant is advised that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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

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

### Applicant's Justification

UC-24-0441 was approved for a recreational and entertainment facility with live entertainment on October 10, 2024. This was approved with a condition, "October 19, 2024 only, with 1 week for set-up and 1 week for take-down." The applicant seeks to waive this condition in order to host a new special event commemorating the official recognition of the intersection of East Naples Drive, South Paradise Road, and University Center Drive in Clark County as a historical LGBTQ+ landmark. This designation was made through Senate Concurrent Resolution No. 2 during the 83rd Session of the Nevada Legislature in 2025. This event is scheduled for the evening of Saturday, October 11, 2025.

### **Prior Land Use Requests APN 162-22-301-015**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-24-0441	Use permit and waivers of development standard for a recreational and entertainment facility and live entertainment	Approved by PC	October 2024
AR-23-400186 (UC-19-0814)	First application review to redesign of a tavern with outside dining and drinking	Approved by BCC	February 2024
SC-22-0548	Changed address for proposed tavern/nightclub	Approved by PC	December 2022
ADR-22-900707	Redesign of the outside dining area for a tavern	Approved by ZA	November 2022
ET-22-400004 (UC-19-0814)	First extension of time for the redesign of a tavern with outside dining and drinking	Approved by BCC	March 2022
UC-19-0814	Redesign of a tavern with outside dining and drinking	Approved by BCC	December 2019
UC-18-0803	Outside dining in conjunction with a tavern	Approved by BCC	May 2019

**Prior Land Use Requests APN 162-22-301-015**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ET-18-400161 (UC-0458-14)	Second extension of time to reduce the separation from an outside dining area (patio) to a residential use and waivers to allow modified landscaping standards, increased wall height, and reduced parking with design reviews for an outside dining area (patio) with a pool, and freestanding sign in conjunction with an existing tavern and nightclub	Approved by BCC	August 2018
ZC-0183-16 (ET-18-0160)	Second extension of time to reclassify 0.2 acres from R-2 to C-2 zoning for a parking lot in conjunction with an existing tavern with a design review for a parking lot	Approved by BCC	August 2018
UC-0458-14 (ET-0102-16)	First extension of time to reduce the separation from an outside dining area (patio) to a residential use and waivers to allow modified landscaping standards, increased wall height, and reduced parking with design reviews for an outside dining area (patio) with a pool, and freestanding sign in conjunction with an existing tavern and nightclub	Approved by BCC	October 2016
ET-400101-16 (ZC-0183-16)	First extension of time to reclassify 0.2 acres from R-2 to C-2 zoning for a parking lot in conjunction with an existing tavern with a design review for a parking lot	Approved by BCC	October 2016
ZC-0183-16	Reclassified 0.2 acres from R-2 to C-2 zoning for a parking lot	Approved by BCC	May 2016
UC-0458-14	Outside dining area with pool and modified landscaping	Approved by BCC	July 2014
UC-0430-13	Outside dining area with modified landscaping standards - expunged	Approved by BCC	September 2013
ZC-0261-02	Reclassified the property from C-2 to M-1 zoning	Denied by BCC	May 2002
DR-1327-99	Porte-cochere addition and facade changed for the existing building	Approved by PC	October 1999
UC-0448-96	Allowed a nightclub use within the existing tavern	Approved by BCC	March 1996

**Prior Land Use APN 162-22-304-009**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-24-0441	Use permit and waiver of development standard to have recreational and entertainment facility and live entertainment	Approved by PC	October 2024

**Prior Land Use APN 162-22-304-009**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ET-20-400052 (UC-18-0332)	First extension of time for use permit for outside drinking area	Approved by BCC	July 2020
UC-18-0332	Outside drinking area	Approved by BCC	May 2019
UC-0359-14	Use permit and design review for medical cannabis establishment (dispensary) for building façade remodel	Approved by BCC	June 2014
UC-0610-12	Tavern expansion with building remodel and parking reduction	Approved by PC	December 2012
UC-2009-04	Tavern expansion with building remodel and parking lot design - tavern expansion, remodel, and parking lot redesign were improved per approval - expired	Approved by PC	December 2004
UC-0548-03	Live entertainment in conjunction with an existing tavern - expired	Approved by BCC	June 2003
VC-1730-97	Reduced minimum separation distance between 2 off-premises advertising signs	Approved by PC	November 1998
UC-0698-97	Allowed an off-premises advertising sign at this location	Approved by PC	May 1997

**Prior Land Use APN 162-22-301-011**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-24-0441	Use permit and waiver of development standard to have recreational and entertainment facility and live entertainment	Approved by PC	October 2024

**Prior Land Use APN 162-22-304-008**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-24-0441	Use permit and waiver of development standard to have recreational and entertainment facility and live entertainment	Approved by PC	October 2024
ZC-0475-16	Zone change, design review, and waiver of development standard for parking lot addition in conjunction to existing nightclub - expired	Approved by PC	December 2012

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Entertainment Mixed-Use	CG (AE-65)	Multi-family residential

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
South	Public Use	PF (AE-65 & AE-70)	Undeveloped
East	Corridor Mixed-Use	CR & CG (AE-65 & AE-70)	Restaurant & retail
West	Entertainment Mixed-Use	RS3.3 & RM50 (AE-65)	Single-family & multi-family residential

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**

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

Staff does not have a concern with a new 1 day special event for the subject site. Staff is not aware of any issues arising from last year's event, therefore, staff can support this request.

**Staff Recommendation**

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition(s) will no longer fulfill its intended purpose.

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**

- Approved for October 11, 2025 only, with 1 week for set-up and 1 week for take-down.

**Public Works - Development Review**

- No comment.

**TAB/CAC:**  
**APPROVALS:**  
**PROTEST:**

**APPLICANT:** GIPSY, LLC

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