

08/20/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**AR-25-400071 (UC-0351-15)-COUNTY OF CLARK (AVIATION):**

**USE PERMIT THIRD APPLICATION FOR REVIEW** of a truck staging area in conjunction with an existing parking lot on 16.15 acres in a PF (Public Facility) Zone within the Airport Environs (AE-65, AE-70, & AE-RPZ) Overlay.

Generally located north of Tropicana Avenue and east of Paradise Road within Paradise. JG/gc/cv (For possible action)

---

RELATED INFORMATION:

**APN:**

162-22-402-003; 162-22-402-004

**LAND USE PLAN:**

WINCHESTER/PARADISE - PUBLIC USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 700 E. Tropicana Avenue
- Site Acreage: 16.15
- Project Type: Truck staging area

Site Plans

The original plans show a truck staging area within an existing parking lot. Jersey rails have been installed along the AE-RPZ boundary on the west portion of the site to prevent truck staging activities within the AE-RPZ area. Access to the site is from Paradise Road and University Center Drive via Thomas and Mack Drive.

Landscaping

No changes are proposed to the existing landscaping. Existing street landscape widths are 20 feet to 50 feet along Tropicana Avenue, 10 feet to 20 feet along Swenson Street, and 18 feet to 20 feet along Paradise Road. Photos show that the street landscape areas consist predominantly of mature shrubs with a few trees scattered within the area. An existing chain-link fence encompasses the site.

### Previous Conditions of Approval

Listed below are the approved conditions for AR-19-400061 (UC-0351-15):

#### Current Planning

- Until July 21, 2025 to review as a public hearing.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Listed below are the approved conditions for UC-0351-15 (AR-0074-17):

#### Current Planning

- Until July 22, 2019 to review landscaping.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Listed below are the approved conditions for UC-0351-15:

#### Current Planning

- 2 years to review landscaping only (to determine long term landscaping needs for the use);
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

#### Department of Aviation

- No parking within the RPZ;
- No uses permitted within the RPZ without Clark County Department of Aviation's review and approval.

#### Building/Fire Prevention

- Applicant is advised that the proposal has been reviewed and it does not conflict with Fire Code requirements.

### Applicant's Justification

The applicant states the site is still ideally situated for truck staging due to its proximity to the Resort Corridor and convention area. There have been no changes to the site and the site remains compatible with the surrounding area. Furthermore, the applicant states they acknowledge Clark County Public Works is at 90% design for the Tropicana Roadway Project, and when construction starts, the project will impact the site making the site unavailable. Due to the future

roadway work and impact to the site, the applicant is not making any changes to the existing landscaping and requests an additional 2 years for review.

**Prior Land Use Requests**

Application Number	Request	Action	Date
AR-19-400061 (UC-0351-15)	Second application for review for a truck staging area in conjunction with an existing parking lot	Approved by BCC	July 2019
UC-0351-15 (AR-0074-17)	First application for review for a truck staging area in conjunction with an existing parking lot	Approved by BCC	July 2017
UC-0351-15	Truck staging area in conjunction with an existing parking lot	Approved by BCC	July 2015

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use & Public Use	CG & PF (AE-65, AE-70, & AE-RPZ)	Vehicle rental facility & UNLV (Thomas & Mack Center)
South	Corridor Mixed-Use	CG & RM32 (AE-65 & AE-70)	Convenience store with gas pumps, vehicle sales, communications facility, & sightseeing/tour services facility
East	Public Use	PF (AE-60 & AE-65)	UNLV (Thomas & Mack Center)
West	Public Use	PF (AE-70 & AE-RPZ)	Undeveloped

**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 review was required for UC-0351-15 to determine long term landscaping needs for the use. Given that the design for the Tropicana Avenue and University Center Drive roadway project is 90% complete and the applicant’s understanding that they will need to vacate the site once construction begins, staff can support the applicant’s request for an additional 2 years for review. Furthermore, staff finds that installing permanent upgraded landscaping at this stage would be premature as the landscaping would most likely need to be removed as part of the roadway construction project. Therefore, staff can support this request.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:**

**Comprehensive Planning**

- Until July 21, 2027 to review or UC-0351-15 will expire.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an application for review; the application for review may be denied if the project has not demonstrated compliance with conditions of approval; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- No comment.

**Fire Prevention Bureau**

- Applicant is advised that fire/emergency access and fire protection water supply must comply with the Fire Code as amended.

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

- No comment.

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

**APPROVALS:**

**PROTEST:**

**APPLICANT:** FREEMAN EXPOSITIONS, LLC

**CONTACT:** JENNIFER LAZOVICH, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS, NV 89135