

12/17/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-25-0774-OCEAN SHOWBOAT, INC.:

ZONE CHANGE to reclassify 4.91 acres from an RM50 (Residential Multi-Family 50) Zone to a CG (Commercial General) Zone.

Generally located north of Spring Mountain Road and east of Wynn Road within Paradise (description on file). JJ/rk (For possible action)

RELATED INFORMATION:

APN:

162-18-506-001 ptn; 162-18-506-008

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.91
- Existing Land Use: Undeveloped

Applicant's Justification

The applicant is requesting a zone change to a CG (Commercial General) Zone. There is a related land use application for development of a shopping center consisting of 5 buildings. The scope of the zone boundary amendment for the project includes the entirety of APN 162-18-506-008 and only half of APN 162-18-506-001, the other half will remain undeveloped and not a part of this application. According to the applicant, the CG designation is consistent with the predominantly commercial character of the Spring Mountain Road corridor. Rezoning to CG will enable a cultural, pedestrian-friendly retail and dining hub that serves nearby neighborhoods and the broader Las Vegas valley. The project will attract new businesses to the area, which in return will create employment opportunities for the surrounding community.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-24-900762	Administrative extension of time for ZC-22-0427	Approved by ZA	November 2024
ZC-22-0427	Zone Change from M-1 to R-5 for 352 unit multi-family residential development - expired	Approved by BCC	September 2022

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0213-12	Design Review for a truck wash and covered parking structure in conjunction with an approved freight terminal - expired	Approved by BCC	June 2012
NZC-0233-11	Non-Conforming Zone Change from H-1 to M-1 for a freight terminal - expired	Approved by BCC	August 2011
UC-1439-06	Use Permit for a 2,200 room resort hotel and expansion of Gaming Enterprise District - expired	Approved by BCC	December 2006
ZC-1276-06	Zone Change from C-2 and M-1 to H-1 for a future resort hotel	Approved by BCC	November 2006
VS-1038-06	Vacated and abandoned a portion of the Pioneer Avenue right-of-way - expired	Approved by PC	November 2006
ZC-1978-04	Zone Change from C-2 and M-1 to C-2 for a 199 foot tall hotel condominium timeshare tower with shopping center - expired	Approved by BCC	December 2004
WS-1216-04	Waiver for Temporary off-site parking lot - expired	Approved by BCC	September 2004
UC-0616-03	Use Permit to increase the height of a previously approved hotel/timeshare and reduce setbacks and street tree - expired	Approved by BCC	July 2003
UC-1846-02	Use Permit for a hotel/timeshare building and shopping center with increased building height - expired	Approved by BCC	March 2003
TM-0377-02	1 lot commercial subdivision map - expired	Approved by PC	October 2002
ZC-0756-02	Zone Change from M-1 to C-2 for a 165,500 square foot shopping center with increased building height - expired	Approved by BCC	July 2002
UC-0469-96	Use Permit for a 10,000 square foot helipad - expired	Approved by BCC	May 1996
AC-97-86	92,000 square foot shopping and automotive service center - expired	Approved by PC	September 1986

*Additional land use applications have been previously approved on this site prior to 2011 but are not related to this application.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	IL	Office/warehouse uses & distribution building
South	Entertainment Mixed-Use	IL	Office/warehouse & retail complex

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Entertainment Mixed-Use	RM50 & CR	Undeveloped & commercial center
West	Entertainment Mixed-Use	IL	Warehouse use & commercial building

Related Applications

Application Number	Request
UC-25-0775	A use permit, waiver of development standards, and design review for a shopping center is a companion item on this agenda.
VS-25-0773	A vacation and abandonment of right-of-way 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**

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 located directly northeast and southwest from properties that are currently zoned for CG. In addition, other CG zoned properties also exist along the Spring Mountain corridor. Spring Mountain Road is a heavily traveled street and can accommodate the proposed zoning. The request complies with Policy 6.2.1 of the Master Plan which promotes ensuring the design and intensity of new development is compatible with established neighborhoods and uses. For these reasons, staff finds the request for CG zoning 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:**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 and reference POC Tracking #0251-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: ALI KAVEH

CONTACT: ALI KAVEH, PLATINUM, 6830 S. RAINBOW BOULEVARD #200, LAS VEGAS, NV 89118