



PARADISE TOWN ADVISORY BOARD

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV 89121

June 30, 2020

7:00pm

AGENDA

Note:

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Secretary Name at Secretary's Phone Number and is/will be available on the County's website at www.clarkcountynv.gov.

Board/Council Members: Jon Wardlaw - Chair
John Williams, Vice Chairperson
Raymond Berg
Bart Donovan
Susan Philipp

Secretary: Maureen Helm 702-606-0747, mhelmtab@gmail.com

County Liaison(s): Blanca Vazquez 702-455-8531, bva@clarkcountynv.gov

- I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- III. Approval of Minutes for June 9, 2020. (For possible action)

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair
LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM
YOLANDA T. KING, County Manager

IV. Approval of the Agenda for June 30, 2020 and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events.

VI. Planning and Zoning

1. **UC-20-0223-FJM VEGAS HOLDINGS, LLC:**

USE PERMIT to allow a minor training facility in conjunction with an existing office/warehouse complex on a portion of 2.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the southeast corner of Decatur Boulevard and Bell Drive within Paradise. MN/jor/jd (For possible action)
PC 7/21/20

2. **UC-20-0232-TIBERTI R & I, LLC:**

USE PERMIT for a recreational facility (personal fitness training) in conjunction with an existing office/warehouse complex on a portion of 3.9 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of Decatur Boulevard, 500 feet north of Hacienda Avenue within Paradise. MN/nr/jd (For possible action)
PC 7/21/20

3. **ET-20-400052 (UC-18-0332)-TINANA MARLON REVOCABLE TRUST & TINANA MARLON TRS:**

USE PERMIT FIRST EXTENSION OF TIME to allow an outside drinking area in conjunction with an existing on-premises alcohol use (tavern).

WAIVER OF DEVELOPMENT STANDARDS to reduce parking.

DESIGN REVIEW for an outside drinking area in conjunction with an existing on-premises alcohol use (tavern) on 0.4 acres in a C-2 (General Commercial) (AE-65) Zone. Generally located on the west side of Paradise Road and the south side of Naples Drive within Paradise. JG/jvm/jd (For possible action)
BCC 7/22/20

VII. General Business

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: July 14, 2020.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Paradise Community Center – 4775 McLeod Dr

Clark County Library – 1401 E. Flamingo Rd.

Sunset Park – 2601 E. Sunset Rd.

Fire Station 38 – 1755 Silver Hawk Ave.

<https://notice.nv.gov>

BOARD OF COUNTY COMMISSIONERS

MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair
LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM
YOLANDA T. KING, County Manager

07/21/20 PC AGENDA SHEET

MINOR TRAINING FACILITY
(TITLE 30)

DECATUR BLVD/BELL DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0223-FJM VEGAS HOLDINGS, LLC:

USE PERMIT to allow a minor training facility in conjunction with an existing office/warehouse complex on a portion of 2.2 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the southeast corner of Decatur Boulevard and Bell Drive within Paradise.
MN/jor/jd (For possible action)

RELATED INFORMATION:

APN:

162-30-104-001 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 5010 and 5030 S. Decatur Boulevard
- Site Acreage: 2.2 (portion)
- Project Type: Minor training facility
- Number of Stories: 1
- Square Feet: 17,720 (Building 5010)/18,200 (Building 5030)/4,512 (Lease space)
- Parking Required/Provided: 58/103

Site Plan

The site plan depicts an existing office/warehouse complex consisting of 2 buildings, 1 along the east property line (Building 5030) and 1 (Building 5010) centrally located on the parcel. The site was reclassified from R-E to M-1 zoning via ZC-102-79, and the complex was later approved for 80 percent office and 20 percent warehouse uses via DR-0117-97. Access is located along the north property line (Bell Drive) and along the west property line (Decatur Boulevard). Parking is located along the north, west, and south property lines and adjacent to the office/warehouse buildings. The applicant is requesting approval of a minor training facility for CPR classes and continuing education courses for healthcare workers on the southernmost lease space of Building 5010 (centrally located office/warehouse).

Landscaping

There is existing landscaping on the site, and changes to the landscaping are neither required nor a part of this request.

Elevations

The submitted photos show cream colored buildings with tan colored design details along the exterior stucco walls. Each lease space entrance has a decorative tile design above doorways. Silver aluminum door and window systems are also a part of the exterior features.

Floor Plans

The lease space includes Suites G and H. The floor plan depicts an entry way, office areas, warehouse area, classroom area for the minor training facility use, break room, and a restroom.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the applicant, OptimuMedicine has occupied the lease spaces since 2017, and their establishment provides ground ambulance services and air ambulance staffing. To expand their business and services to the community, OptimuMedicine would like to offer CPR classes and pre-hospital trauma procedures (ITHLS and PHTLS). The classes would normally cater to healthcare professionals such as Nurses, Paramedics, and Emergency Medical Technician's. Additionally OptimuMedicine will offer critical care certification courses and extensive continuing education credits for Emergency medical services staff, registered nurses, and critical care paramedics. Classes are anticipated to take place 2 to 3 times per month, with the timeframe of 8:00 a.m. to 8:00 p.m., 7 days a week. The maximum amount of attendees per class session is 30 students.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0695-14	Allowed a retail sales establishment	Approved by PC	October 2014
DR-0117-97	Office/warehouse complex with 80 percent office use and 20 percent warehouse use	Approved by PC	March 1997
ZC-102-79	Reclassified the site from R-E zoning to M-1 zoning for an industrial complex	Approved by BCC	July 1979

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	M-D	Grocery store (International Marketplace)
South & East	Commercial Tourist	M-1	Outside storage & industrial development
West	Commercial General	C-2	Shopping center

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. Staff has no objection to the proposed minor training facility. The proposed use will not negatively impact the surrounding businesses. The proposed minor training facility will promote economic viability and employment opportunities to the local community by providing continuing education courses and imperative training for healthcare workers. The site also provides ample parking, and no parking issues are anticipated with the proposed use.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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.

Public Works - Development Review

- No comment.

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.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DEVON EISMA

CONTACT: DEVON EISMA, OPTIMUMEDICINE, 5010 S. DECATUR BLVD, SUITES G & H, LAS VEGAS, NV 89118

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>5/19/20</u> PLANNER ASSIGNED: <u>JOR</u> ACCEPTED BY: _____ FEE: <u>\$675</u> CHECK #: _____ COMMISSIONER: <u>MN</u> OVERLAY(S)? _____ PUBLIC HEARING? <u>Y</u> <u>N</u> TRAILS? <u>Y</u> <u>N</u> PFNA? <u>Y</u> <u>N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC-20-0003</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>6/30</u> TIME: <u>7PM</u> PC MEETING DATE: <u>July 21, 2020</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>M-1</u> PLANNED LAND USE: <u>CT</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y</u> <u>N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>FIM HOLDINGS, LLC</u> ADDRESS: <u>5010 S. Decatur Blvd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____	
	APPLICANT	NAME: <u>Devon Eisma</u> ADDRESS: <u>5010 S. Decatur Blvd Ste 604</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702.236.6496</u> CELL: _____ E-MAIL: <u>devon@optimamedia.com</u> REF CONTACT ID #: <u>199981</u>	
	CORRESPONDENT	NAME: <u>SAME AS ABOVE</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: <u>199981</u>	

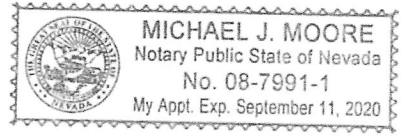
ASSESSOR'S PARCEL NUMBER(S): 162-30-104-001
 PROPERTY ADDRESS and/or CROSS STREETS: 5010 S. Decatur Blvd. G/H Las Vegas NV 89118
 PROJECT DESCRIPTION: _____

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

 Property Owner (Signature)*

 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON May 7th, 2020 (DATE)
 By Devon Eisma
 NOTARY PUBLIC: _____



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



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📍 5010 S. DECATUR BLVD
SUITE G/H LAS VEGAS, NV 89118

UC-20-0223

March 6, 2020

To: Clark County Comprehensive Planning Department

From: Devon Eisma, CEO

Re: Justification Letter

To Whom It May Concern:

We would like to request approval for our application for a Special Use Permit for a Minor Training Facility at 5010 S. Decatur Blvd Suite G&H Las Vegas, NV 89118. OptimumMedicine has occupied this space since the creation of our company in 2017. In addition to providing ground ambulance services and airplane air ambulance staffing services, we also provide education classes. Our classes are available for sign up by the public and include American Heart Association classes (CPR, etc.) along with classes on the care of the newborn (neonatal resuscitation protocol) and classes for the treatment of prehospital trauma procedures (ITLS and PHTLS). Our main audience for these classes is healthcare professionals including EMTs, Paramedics, and Nurses who are required to maintain these certifications in order to remain current with their respective licensing boards and class sizes will not exceed 30 attendees. Additionally, we offer critical care certification courses with extensive continuing education credits available to both Emergency Medical Services Registered Nurses and Critical Care Paramedics. Classes will be held between 8am and 8pm seven days per week. The expected class schedule will vary based on need, we anticipate holding 2-3 classes per month.

Should you have any questions or require additional information, please don't hesitate to let me know.

Respectfully,

Devon Eisma, CEO
702-286-6490
devon@optimummedicine.com

OPTIMUMMEDICINE.COM

07/21/20 PC AGENDA SHEET

RECREATIONAL FACILITY
(TITLE 30)

DECATUR BLVD/HACIENDA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0232-TIBERTIR & I, LLC:

USE PERMIT for a recreational facility (personal fitness training) in conjunction with an existing office/warehouse complex on a portion of 3.9 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the east side of Decatur Boulevard, 500 feet north of Hacienda Avenue within Paradise. MN/nr/jd (For possible action)

RELATED INFORMATION:

APN:

162-30-201-007 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5240 S. Decatur Boulevard, Suite 2
- Site Acreage: 3.9 (portion)
- Project Type: Recreational facility (personal fitness training)
- Square Feet: 4,875
- Parking Required/Provided: 96/107 (entire center)

Site Plans

The plans depict an existing office/warehouse complex consisting of 2 buildings with an access driveway from Decatur Boulevard. The recreational facility will occupy a suite located in the western building which is perpendicular to Decatur Boulevard. No changes are proposed to the overall site.

Landscaping

All street and parking lot landscaping is existing and no additional landscaping is proposed.

Elevations

The photos depict a 1-story building with recessed glass storefronts. The exterior of the building is stucco with stone accents on the building and along the roofline.

Floor Plans

The plans show a 4,875 square foot lease area which will have a main workout area, retail area for merchandise and drinks, office, breakroom, storage, restrooms, laundry, recovery room, and lounge area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed recreational facility will be for personal fitness training in small groups of 10 to 15 people. Classes will be held during limited hours Monday through Friday and 1 class on Saturday and Sunday. The proposal includes the sale of t-shirts and various drinks to support hydration of clients. The proposed location will accommodate the applicant's current and future needs.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1083-17	Vacated easement between Reno Avenue and Hacienda Avenue	Approved by PC	February 2018
UC-0541-17	Major training facility	Approved by PC	August 2017
WS-0009-12	Overhead powerlines	Approved by PC	March 2012
DR-0149-97 (ET-400248-98)	Office/warehouse complex	Approved by PC	August 1998
DR-0149-97	Office/warehouse complex	Approved by PC	July 1997
ZC-0140-96	Reclassified from R-E to M-1 zoning on 4.3 acres	Approved by BCC	March 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	M-1	Major training facility
South	Industrial	C-2	Convenience store with gasoline station & carwash with auto sales
East	Industrial	M-1	Major training facility & a sign company
West	Commercial General	C-2	Shopping center

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Land Use Goal 2 of the Comprehensive Master Plan in part encourages opportunities for a mix of uses such as commercial, office, recreational, entertainment, and other uses in close proximity to each other. Adding a recreational facility in an existing office/warehouse complex will provide diversity in the existing complex. The overall complex was designed to accommodate the development and any additional demands that a recreational facility may generate, such as additional parking and pedestrian traffic. Staff finds that the proposed facility will enhance the overall appeal for the office/warehouse complex and can therefore support the 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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.

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- Applicant is advised to contact the Building Department at (702) 455-3000 regarding a potential change in occupancy classification; and that any changes in occupancy classification may have impacts on both the site plan and construction.

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.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DARRYL EVAN RAY

CONTACT: DARRYL RAY, D. E. RAY LLC, 8000 BADURA AVE APT 2161, LAS VEGAS, NV 89113

DRAFT



LAND USE APPLICATION

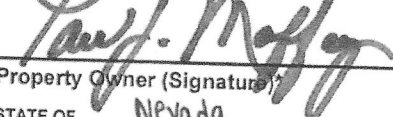

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

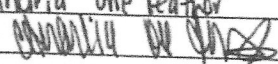
SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

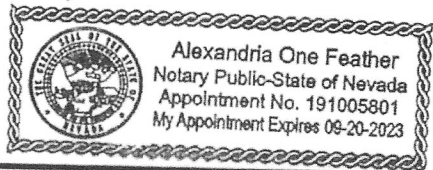
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF DATE FILED: <u>5/28/20</u> PLANNER ASSIGNED: <u>NR</u> ACCEPTED BY: _____ FEE: <u>\$675</u> CHECK #: _____ COMMISSIONER: <u>MN</u> OVERLAY(S)? <u>NA</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N TRAILS? Y / <input checked="" type="checkbox"/> N PFNA? Y / <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC-20-0232</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>6/30</u> TIME: <u>7pm</u> PC MEETING DATE: <u>7/21 @ 7:30pm</u> BCC MEETING DATE: _____ ZONE / AE / RNP: <u>M-1</u> PLANNED LAND USE: <u>IND</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y / <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____	
	PROPERTY OWNER NAME: <u>Tiberti R&I, LLC</u> ADDRESS: <u>500 S. Rancho Drive, Suite 2</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-248-4000</u> CELL: _____ E-MAIL: <u>PaulMaffey@tiberti.com</u>	APPLICANT NAME: <u>Darryl Ray</u> D.E. Ray LLC Gravity Fitness Co. ADDRESS: <u>8000 W. Badura Ave., Apt #2161</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: _____ CELL: <u>775-247-4652</u> E-MAIL: <u>darrylray0@gmail.com</u> REF CONTACT ID #: _____	CORRESPONDENT NAME: <u>Darryl Ray</u> ADDRESS: <u>8000 W. Badura Ave., Apt #2161</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89113</u> TELEPHONE: _____ CELL: <u>775-247-4652</u> E-MAIL: <u>darrylray0@gmail.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-30-201-007
 PROPERTY ADDRESS and/or CROSS STREETS: 5240 S. Decatur Blvd, Suite 2, Las Vegas, NV 89118
 PROJECT DESCRIPTION: Minor Training Facility

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required sign on said property for the purpose of advising the public of the proposed application.


 Property Owner (Signature)
 STATE OF Nevada
 COUNTY OF Clark

 Property Owner (Print)

SUBSCRIBED AND SWORN BEFORE ME ON 5/19/2020 (DATE)
 By Alexandria One Feather
 NOTARY PUBLIC: 



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

Planner Copy

UC-20-023 J

Justification Letter

My name is Darryl Ray and I have been personal training for thirteen years and coaching small groups for five years. My business has grown, and I need a larger space to operate in. The 4875 sq/ft space at 5240 S Decatur Blvd is the perfect location. I will be coaching four classes between the hours of 3:00p and 8:00p Monday through Friday, and one class Saturdays and Sundays from 9:00a to 10:00a. I expect my classes will be somewhere around ten to fifteen people. As a personal trainer I need a location that is large enough to house the equipment I require for the diverse needs of my clientele, something I cannot provide without a physical business location of my own. In essence, I need a larger, centrally located location in order to support the growing demands of my business. 5240 S Decatur Blvd Suite 2 also has twenty parking spaces which is more than ample parking for the needs of my business. I am excited to be growing my business and sincerely hope that this special use permit is approved. Thank you.

Sincerely,

Darryl Ray

Owner/Operator Gravity Fitness Co.

2

OUTSIDE DRINKING AREA
(TITLE 30)

PARADISE RD/NAPLES DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-20-400052 (UC-18-0332)-TINANA MARLON REVOCABLE TRUST & TINANA MARLON TRS:

USE PERMIT FIRST EXTENSION OF TIME to allow an outside drinking area in conjunction with an existing on-premises alcohol use (tavern).

WAIVER OF DEVELOPMENT STANDARDS to reduce parking.

DESIGN REVIEW for an outside drinking area in conjunction with an existing on-premises alcohol use (tavern) on 0.4 acres in a C-2 (General Commercial) (AE-65) Zone.

Generally located on the west side of Paradise Road and the south side of Naples Drive within Paradise. JG/jvm/jd (For possible action)

RELATED INFORMATION:

APN:

162-22-304-009

USE PERMIT:

Allow an outside drinking area in conjunction with an existing on-premises alcohol use (tavern) where only allowed in conjunction with a supper club, tourist club, mixed-use development, or restaurant.

WAIVER OF DEVELOPMENT STANDARDS:

Reduce on-site parking to zero spaces where 13 spaces were previously approved and where 103 parking spaces are required per Table 30.60-1.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Acreage: 0.4
- Project Type: Outside drinking area
- Number of Stories: 1
- Building Height (feet): 15
- Square Feet: 2,804
- Parking Required/Provided: 113/0

Site Plan

The existing tavern area is located on approximately the western two-thirds of the subject parcel. There are approximately 13 parking spaces currently located on the eastern one-third of the site adjacent to Paradise Road. The approved site plan shows the displacement of the existing parking spaces in favor of creating an enclosed outside drinking area. There is no vehicular access shown to the property; however, an 8 foot wide pedestrian access is shown from Naples Drive. The property to the west of the subject site is zoned residential; however, the tavern itself will buffer the outside area from this residential property.

Landscaping

There is existing landscaping located in the northwest corner of the overall site. The submitted landscape plan shows additional landscaping being provided in a 10 foot wide planter behind an attached sidewalk along Paradise Road. This planter will have trees, shrubs, and groundcover.

Elevations

The approved plans depict an approximate 3 foot tall wall composed of brick, with 8 foot tall pilasters every 20 feet with a fire bowl on top of each pilaster.

Floor Plans

The approved plans indicate an enclosed patio area with an ancillary bar and multiple seating areas. The outside patio area is 2,804 square feet.

Previous Conditions of Approval

Listed below are the approved conditions for UC-18-0332:

Current Planning

- 1 year to review as a public hearing on the outside drinking area, which may include the possibility of a change to the limitation on hours of operation;
- Hours of operation for outside drinking area limited to 3:00 a.m. closing time;
- No amplified music or live entertainment in outside drinking area;
- No building permits to be issued prior to provision of parking agreement for 13 parking spaces to be available for use during the venue's general hours of operation, location of parking spaces may be updated by providing verification of agreement for access to 13 parking spaces at an alternate location;
- 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 and application for review; 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.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 10 feet for Paradise Road and the associated spandrel;
- Reconstruct any unused driveways with full off-site improvements;

- The existing billboard adjacent to Naples Drive is within the public right-of-way and; therefore, must be relocated, if permitted by Title 30, or removed.
- Applicant is advised that driveways must comply with Uniform Standard Drawings 222.1 and 225 or alternative as approved by Public Works - Development Review.

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.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; to contact the Building Department at (702) 455-3000 regarding a potential change in occupancy classification and occupant load; that any changes in occupancy classification may have impacts on both the site plan and construction; that fire protection 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

The approved patio area will represent an opportunity to provide greater social distancing and also be an upgrade to the aesthetics of the immediate area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0332	Use permit for outside drinking area	Approved by BCC	May 2019
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

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	C-2	Tavern

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Commercial Tourist	C-2	Retail with tavern
South	Public Facilities	P-F	Undeveloped
West	Commercial Tourist	R-2	Duplex residential development

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed 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 or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. The applicant has not been able to make progress toward completion of this project in the last year; however, based on events that have occurred in the last year, staff can support additional time to complete and review the 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until May 20, 2022 to complete and 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; 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.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: JERRY MASINI

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

DRAFT



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
 - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
 - (ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
 - UC-18-0332
 - (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
 - (ORIGINAL APPLICATION #)

STAFF

DATE FILED: 5/21/2020 APP. NUMBER: ET/20-400052
 PLANNER ASSIGNED: JVM TAB/CAC: PARADISE
 ACCEPTED BY: JVM TAB/CAC MTG DATE: 6/30 TIME: _____
 FEE: 900 PC MEETING DATE: N/A
 CHECK #: online BCC MEETING DATE: 7/22/2020
 COMMISSIONER: JG ZONE / AE / RNP: C-2
 OVERLAY(S)? MM/AE-65 PLANNED LAND USE: CT
 PUBLIC HEARING? Y N NOTIFICATION RADIUS: _____ SIGN? Y N
 TRAILS? Y N PFNA? Y N LETTER DUE DATE: _____
 APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____

PROPERTY OWNER

NAME: Marlon Tinana Revocable Trust
 ADDRESS: 3418 Oneida Avenue
 CITY: Las Vegas STATE: NV ZIP: 89169
 TELEPHONE: 702-808-6000 CELL: 702-808-6000
 E-MAIL: evu2@cox.net

APPLICANT

NAME: Jerry Masini
 ADDRESS: 4633 Paradise Road
 CITY: Las Vegas STATE: NV ZIP: 89169
 TELEPHONE: 702-367-1911 CELL: _____
 E-MAIL: jerry@piranhavegas.com REF CONTACT ID #: 173260

CORRESPONDENT

NAME: Maren Parry, c/o Ballard Spahr LLP
 ADDRESS: 1980 Festival Plaza Dr., Ste. 900
 CITY: Las Vegas STATE: NV ZIP: 89135
 TELEPHONE: 702-387-3096 CELL: _____
 E-MAIL: parrym@ballardspahr.com REF CONTACT ID #: 169272

ASSESSOR'S PARCEL NUMBER(S): 162-22-304-009
 PROPERTY ADDRESS and/or CROSS STREETS: 4633 Paradise Road (SWC Paradise/Naples)
 PROJECT DESCRIPTION: Review of patio addition UC-18-0332

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

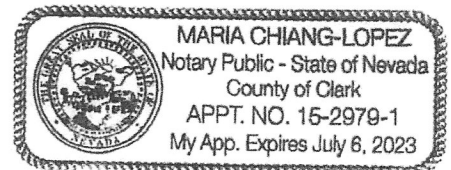
[Signature]
 Property Owner (Signature)*

MARLON TINANA
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON May 18, 2020 (DATE)
 By Marlon Lustre Tinana

NOTARY PUBLIC: [Signature]



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

Ballard Spahr LLP

One Summerlin
1980 Festival Plaza Drive, Suite 900
Las Vegas, NV 89135-2958
TEL 702.471.7000
FAX 702.471.7070
www.ballardspahr.com

May 20, 2020

Joel McCulloch
Clark County Planning Department
500 South Grand Central Parkway
Las Vegas, NV 89155

Re: Justification Letter – Extension of Time to Review UC-18-0332
Piranha Nite Club-Patio Expansion
162-22-304-009

Dear Joel:

Enclosed please find the forms and materials representing an application for an extension of time to commence and review UC-18-0332 approving an expansion of the patio area at the Piranha Nite Club located at 4633 Paradise Road:

- Application form signed by Marlon Tinana, Trustee of Marlon Tinana Revocable Trust
- Applicant Ownership Disclosure Form
- Fire Permit Survey Form
- Deed for APN # 162-22-304-009
- Justification Letter (x2—this letter)
- Notice of Final Action for UC-18-0332

The applicant is the owner of the Piranha Nite Club located on the southwest corner of Paradise Road and Naples Drive. Prior to the COVID-19 shutdown, Piranha's popularity prompted the need to remodel as part of the applicant's overall goal to improve the atmosphere and usability of the immediate area for local and out-of-town patrons in this historically significant area for LGBTQ+ nightlife. The plans associated with UC-18-0332 were approved for a remodel of the front parking area into an outdoor patio, with the existing parking spaces moved to an alternative location in the immediate area of the club.

DMWEST #40158173 v1

DMWEST #40158173 v1

3

Joel McCulloch
May 20, 2020
Page 2

Despite the shutdown that will inevitably result in a significant change to the operation of nightclubs across-the-board, the proposed patio area along Paradise represents an opportunity to provide greater social distancing among patrons into the future. The road to recovery post-COVID-19 will be difficult. Like many investments in hospitality and entertainment in Las Vegas, money previously designated for improvements has been frozen or otherwise been required just to sustain the opportunity to re-open, once authorized to do so. It is under these circumstances that the applicant requests two additional years to commence and for review of the approved patio improvements.

There is no question that businesses such as Piranha will continue to require support from the County to modify operations if they are to remain viable. The requested extension will allow for some breathing room while the applicant waits for the Governor to offer a timetable for eventual re-opening and guidelines for doing so, the processing of Federal relief funds, and the opportunity to resume some form of cash flow. As always, we appreciate your continued assistance with this project. If you have any questions, please feel free to call.

Sincerely,


Maren Parry

MP/mp