



PARADISE TOWN ADVISORY BOARD

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV 89121

October 27, 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 - Chairperson
John Williams, Vice Chairperson
Susan Philipp
Bart Donovan

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

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

- I. Call to Order, Pledge of Allegiance, Roll Call, and County Staff Introductions
- 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 October 13, 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 October 27, 2020 and Hold, Combine, or Delete any Items.
(For possible action)

V. Informational Items

Announcements of upcoming neighborhood meetings and County or community meetings and events. (for discussion)

Applications are available until Tuesday, December 1, 2020 for appointments by the Board of County Commissioners to serve on the Paradise TAB for a two-year term beginning January 2021

Receive a presentation from the Clark County Water Reclamation Department regarding the Sandhill Interceptor Project.

Receive a presentation from Lynn Purdue regarding the Maryland Parkway TOD Plan

VI. Planning and Zoning

1. **UC-20-0436-HARSCH INVESTMENT PROPERTIES, LLC:**

USE PERMITS for the following: **1)** a health club; and **2)** a medical office in conjunction with an existing office/warehouse building on a portion of 4.0 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the north side of Patrick Lane and the west side of McLeod Drive within Paradise. JG/jor/jd (For possible action)**PC 11/17/20**

2. **UC-20-0439-ADS INVESTMENTS, LLC:**

USE PERMIT for a pharmacy within an existing office warehouse building on a portion of 7.9 acres in an M-D (Designed Manufacturing) (AE-70) Zone and an M-1 (Light Manufacturing) (AE-70) Zone. Generally located on the northwest corner of Post Road and Dean Martin Drive within Paradise. MN/al/jd (For possible action) **PC 11/17/20**

3. **UC-20-0446-ROCK RIDGE BUSINESS PARK II, LLC:**

USE PERMITS for the following: **1)** recreational facility (indoor shooting range); **2)** sporting goods with firearms; and **3)** a minor training facility (shooting and safety classes).

WAIVER OF DEVELOPMENT STANDARDS to reduce parking.

DESIGN REVIEW for a proposed recreational facility (indoor shooting range) with sporting goods sales with firearms in conjunction with an existing office/warehouse complex on 2.3 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Hacienda Avenue and the east side of Cameron Street within Paradise. MN/lm/jd (For possible action)

PC 11/17/20

4. **VS-20-0447-FLAMINGO PALMS VILLAS:**

VACATE AND ABANDON a portion of a right-of-way being Valley View Boulevard located between Flamingo Road and Harmon Avenue within Paradise (description on file). MN/lm/jd (For possible action)

PC 11/17/20

5. **WS-20-0393-BARESE HERBERT HARRY & PEGGY G:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the setback for accessory structures; and 2) to reduce the required separation between structures and an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the southwest corner of Harmon Avenue and El Pastor Lane within Paradise. TS/sd/jd (For possible action) **PC 11/17/20**

6. **WS-20-0438-REGENCY COVE 2.47 TRUST:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce rear setbacks; and 2) increase wall height.
DESIGN REVIEW for a single family residential development on 2.6 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Pacific Street, approximately 700 feet south of Emerson Avenue within Paradise. TS/bb/jd (For possible action) **PC 11/17/20**

7. **TM-20-500150-REGENCY COVE 2.47 TRUST:**
TENTATIVE MAP consisting of 16 lots and common lots on 2.6 acres in an R-1 (Single Family Residential) Zone. Generally located on the east side of Pacific Street, approximately 700 feet south of Emerson Avenue within Paradise. TS/bb/jd (For possible action) **PC 11/17/20**

8. **UC-20-0395-KCSL, LLC:**
USE PERMIT for personal services (beauty salon) on a portion of 1.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Polaris Avenue, approximately 400 feet south of Spring Mountain Road within Paradise. JJ/bb/jd (For possible action) **PC 11/3/20**

9. **AR-20-400097 (UC-18-0004) -DESERT INN PARTNERS LLC:**
USE PERMIT SECOND APPLICATION FOR REVIEW to increase the number of vehicles (automobiles) displayed outside for an existing vehicle sales facility when the business has common parking with other businesses within an existing shopping center on a portion of 4.1 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Sandhill Road and the south side of Desert Inn Road within Paradise. TS/sd/jd (For possible action) **BCC 11/4/20**

VII. General Business(For possible action)

Review and approve 2021 TAB calendar

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: November 10, 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

HEALTH CLUB
(TITLE 30)

MCLEOD DR/PATRICK LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0436-HARSCH INVESTMENT PROPERTIES, LLC:

USE PERMITS for the following: 1) a health club; and 2) a medical office in conjunction with an existing office/warehouse building on a portion of 4.0 acres in an M-D (Designed Manufacturing) (AE-60) Zone.

Generally located on the north side of Patrick Lane and the west side of McLeod Drive within Paradise. JG/jor/jd (For possible action)

RELATED INFORMATION:

APN:

162-36-204-022 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2900 E. Patrick Lane, suite #4B
- Site Acreage: 4 (portion)
- Project Type: Health club and medical office
- Number of Stories: 2 (mezzanine on second floor)
- Square Feet: 4,700 (health club)/1,972 (medical office and common areas)
- Parking Required/Provided: 125/183

Site Plan

The site was reclassified from R-E to M-D zoning for an office/warehouse building via ZC-0511-96. The building was constructed via Permit Number: BD96-26762-B/G1 in 1996. The site plan depicts an existing office/warehouse building centrally located on a 4 acre parcel. The parcel is located north of Patrick Lane, west of McLeod Drive, and east of Harrison Drive. Access to the site is located along 3 commercial driveways located along the south property line, and the northeast and northwest corners of the site. Along the south, east, and west property lines and adjacent to the office/warehouse building, 183 parking spaces are provided. Roll-up bay doors, trash enclosures, and loading zones are located at the rear of the building adjacent to the north property line. The applicant's lease space is located on the western half of the

office/warehouse complex, with the main entrance facing the southern driveway adjacent to Patrick Lane.

Landscaping

There are existing landscape planters with trees, shrubs, and groundcover along the east, west, and south property lines of the office/warehouse complex. Changes and additions to the landscaping are not required nor a part of this request.

Elevations

The submitted photos show a modern u-shaped office/warehouse building with stucco exterior walls, aluminum storefront window and door systems, and gray and white exterior paint.

Floor Plans

The first floor consists of the weight room, restrooms, lobby, medical office, and exam rooms. The second floor mezzanine space include the cardio room and stretching area. The overall square footage for the entire lease space is 6,672 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing a health club (personal training and a gym) within the lease space. In addition, the applicant has partnered with a medical doctor to establish a medical office within the same lease space. The business model provides customers with a gym membership, personal training, and access to a medical doctor who offers various forms of therapy, nutrition, and exercise consultations. Members of the health club will be provided with 24-hour access to the health club. The medical office is a sublease to the applicant's establishment, but is also open to the public and not only the health club members. The occupancy of the health club should not exceed 30 to 40 people at peak times, and 3 to 4 patients within the medical office. The applicant states that combining a health club and a medical office provides customers with a unique approach to personal wellness.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0057-12	Place of worship - expired	Approved by PC	April 2012
UC-1190-01 (ET-400285-03)	First extension of time for live entertainment (performing arts theatre) - expired	Approved by PC	December 2003
UC-1190-01	Allowed live entertainment (performing arts theatre) and a waiver for live entertainment as a principal use - expired	Approved by PC	November 2001
UC-1970-98	Private recreational facility and private parties - expired	Approved by PC	January 1999
UC-2185-97	Dance and gymnastic studio - expired	Approved by PC	January 1998

Prior Land Use Requests

Application Number	Request	Action	Date
VC-0878-97	Trash enclosure setback reduction	Approved by PC	June 1997
DR-1424-96	2 story office/warehouse building and waiver for finished floor elevation	Approved by PC	October 1996
ZC-0511-96	Reclassified the site from R-E to M-D zoning for an office/warehouse building	Approved by BCC	May 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	Office/warehouse buildings
South	Industrial	M-D	Office/warehouse complex
East	Business and Design/Research Park	R-E	Undeveloped
West	Office Professional	M-D	Office/warehouse complex

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 health club and medical office. Both proposed uses are appropriate for the entire complex, and do not pose any negative impacts to the neighboring lease spaces and surrounding businesses. The health club and medical office support economic viability to the area; therefore, staff supports these requests.

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: ERIC ASATRYAN

CONTACT: ERIC ASATRYAN, 222 KAREN AVE UNIT 801, LAS VEGAS, NV 89109

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <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 APP. NUMBER: <u>UC-20-0436</u> DATE FILED: <u>9/29/20</u> PLANNER ASSIGNED: <u>JORC</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>10/27/20</u> PC MEETING DATE: <u>11/17/20</u> BCC MEETING DATE: _____ FEE: <u>\$675</u>
	PROPERTY OWNER NAME: <u>Harsch Investment Properties, LLC</u> ADDRESS: <u>1121 SW Salmon St. Ste 500</u> CITY: <u>Portland</u> STATE: <u>OR</u> ZIP: <u>97205</u> TELEPHONE: <u>503-242-2900</u> CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>E&E Industries LLC</u> ADDRESS: <u>222 Karen Ave Unit 801</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: _____ CELL: <u>8185723827</u> E-MAIL: <u>ericasatryan@gmail.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>E&E Industries LLC</u> ADDRESS: <u>222 Karen Ave Unit 801</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: _____ CELL: <u>8185723827</u> E-MAIL: <u>ericasatryan@gmail.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-36-204-022

PROPERTY ADDRESS and/or CROSS STREETS: 2800 E. Patrick Lane, Las Vegas, NV 89120

PROJECT DESCRIPTION: Special Use Permit for Health Club and Medical Office

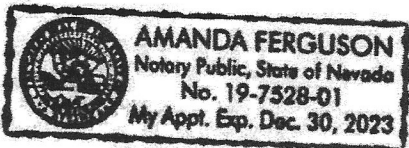
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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.

Kathy Rose Kathy Rose
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON September 2nd 2020 (DATE)
 By Kathy Rose

NOTARY PUBLIC: Amanda Ferguson



*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.

UC-20-0436

Assistant Secretary's Certificate

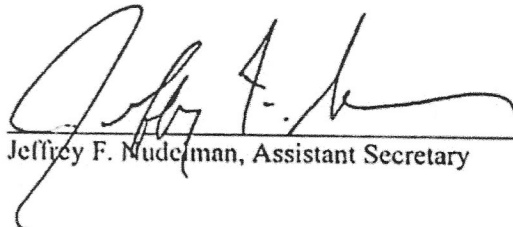
This Assistant Secretary's Certificate (the "Certificate") is made in connection with that certain Special Use Permit (the "Application") in regard to the real property located at 2900 E. Patrick, Suite 4B, Las Vegas, Nevada 89120, commonly known as "Patrick Airport Center" (the "Property").

This Certificate is made by the undersigned, Jeffrey F. Nudelman, being the Assistant Secretary of Harsch Investment Properties, LLC, an Oregon limited liability company ("Harsch").

The undersigned hereby represents, warrants and certifies as follows:

1. Harsch is the owner of the Property.
2. Kathy Rose is a Vice President of Harsch and in such capacity, she is authorized to execute any and all documents, including but not limited to the Application on behalf of Harsch.

Dated: July 30, 2020


Jeffrey F. Nudelman, Assistant Secretary

Justification Letter

UC-20-0436

JL

The following is an application for two use permits.

Use Permit #1 – for a Health Club

Use Permit #2 – for a Medical Office

900 E Patrick Lane #4B, Las Vegas NV, 89120 operates under the business name Filthy Power Gym (S&R Strength and Nutrition LLC). In current standing, Filthy Power Gym is listed as an avocational training facility specializing in personal training. E&E Industries LLC and S&R Strength and Nutrition LLC came to a sale agreement this past week. We have signed a bill of sale and have processed an assignment takeover for their current lease based on permit approval contingencies.

Today, E&E Industries LLC plans to keep the personal training within the business, but we also want our members to have 24/7 key-fob access to our gym. Due to the M-D Zoning restrictions, we are in need of a special use permit to operate as a health club. Currently S&R has about 90 members signed up with about 7-12 people occupying the space at peak times. We plan to expand our member base in hopes of capping it at 300-400 members and not exceeding the occupancy 30-40 people at the facility in peak times. The warehouse provides over 5000 sqft of space for guests to work-out. The property is well suited for a health club as there is sufficient parking and very little traffic for other units.

There is about 1700 sqft of office space within the unit. E&E Industries has partnered with Dr. Gregor Paronian MD to bring the medical field into the fitness industry. The medical office will specialize in hormone replacement therapy, sexual health, physical health, nutrition and exercise physiology. We are in need of another special use permit to operate the medical office as it is open to the public and not exclusive to gym. We plan to sublease the office space to Dr. Paronian which has been pre-approved by our landlord. Due to planned staff, we do not plan to have more than 3-4 patients at the office at one time. We are willing to partake and oblige to any necessary restrictions and regulations regarding COVID-19. E&E Industries will provide management services for the medical clinic. By combining the two fields, we bring a unique approach of wellness to our client base. I have searched around the city for commercial/retail locations and it seems nearly impossible to find a buildout of office space/warehouse to properly suit our needs. 2900 E Patrick Lane #4B is the perfect location.

With Regards,

Eric Asatryan

Eric Spoto

E&E Industries LLC

PHARMACY
(TITLE 30)

POST RD/DEAN MARTIN DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-20-0439-ADS INVESTMENTS, LLC:

USE PERMIT for a pharmacy within an existing office warehouse building on a portion of 7.9 acres in an M-D (Designed Manufacturing) (AE-70) Zone and an M-1 (Light Manufacturing) (AE-70) Zone.

Generally located on the northwest corner of Post Road and Dean Martin Drive within Paradise. MN/al/jd (For possible action)

RELATED INFORMATION:

APN:
162-32-310-002 ptn

LAND USE PLAN:
WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:
Project Description

General Summary

- Site Address: 6205 Dean Martin Drive
- Site Acreage: 7.9 (portion)
- Project Type: Pharmacy
- Number of Stories: 1
- Square Feet: 5,788 (lease space)
- Parking Required/Provided: 294/294 (entire site)

Site Plan

This is a request to allow a pharmacy within an office/warehouse development. The development consists of 6 buildings, and the subject building is located on the southern portion of the site along Post Road. Parking is located along the perimeter of the site and between the buildings. The entrances to the development are from Dean Martin Drive, Saddle Tree Drive, and Post Road. No changes to the site design are proposed with this request. This space was used for office and warehouse space prior to this proposed use, which is similar in intensity to the proposed use.

Landscaping

There are existing landscape areas along the street frontages and adjacent to the buildings. No changes are proposed with this application.

Elevations

The photos show an existing 1 story, office/warehouse building constructed of EIFS walls, horizontal reveal lines, storefront windows and doors, and a flat roof with parapet walls.

Floor Plans

The plans show 5,788 square feet of floor area that consists of a lobby/reception area, offices, conference room, warehouse area, breakroom, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that this is a request to relocate an existing business, from a retail location in Henderson, to this site. Due to the Covid-19 Pandemic the business is changing its operating model to a closed door pharmacy and does not allow patient drop-off or pick-up of prescriptions. All prescriptions are transmitted to the pharmacy electronically or by mail and delivered to patients via shipping or delivery. Because the business is operating as a closed door pharmacy it no longer has the need for a retail location and is relocating to this site which is more functional of the current business model.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0833	Minor training facility	Approved by PC	December 2019
UC-18-0600	Supper club, brew pub, and packaged alcohol sales	Approved by PC	September 2018
UC-18-0534	Supper club in conjunction with an existing restaurant within an adjacent suite	Approved by PC	September 2018
UC-0991-17	Personal service (beauty salon) in conjunction with an existing photographic studio	Approved by PC	January 2018
UC-0649-17	Secondhand sales	Approved by PC	October 2017
UC-0324-17	Photographic studio	Approved by PC	June 2017
UC-0428-15	Recreational facility (logic/brain game activity)	Approved by PC	September 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	M-1 & M-D	Union Pacific Railroad & outside storage

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Business and Design/Research Park	M-D	Birtcher Palms Industrial Center
East	Industrial	M-1	I-15 & outside storage
West	Industrial	M-1	Office/warehouse development

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.

The location was originally developed as an office/warehouse complex; however, over time other commercial uses have been established in this complex. The prior use of the lease space was an office and warehouse space with a similar intensity as the proposed pharmacy. Therefore, staff finds the proposed use is consistent with past uses of the space and is compatible with existing uses within the complex. The use will not result in an undue adverse effect on the adjacent properties and is appropriate at this location. Therefore, staff supports this request.

Department of Aviation

The property lies within the AE-70 (70 - 75 DNL) noise contour for McCarran 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 McCarran 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 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.

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.

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.

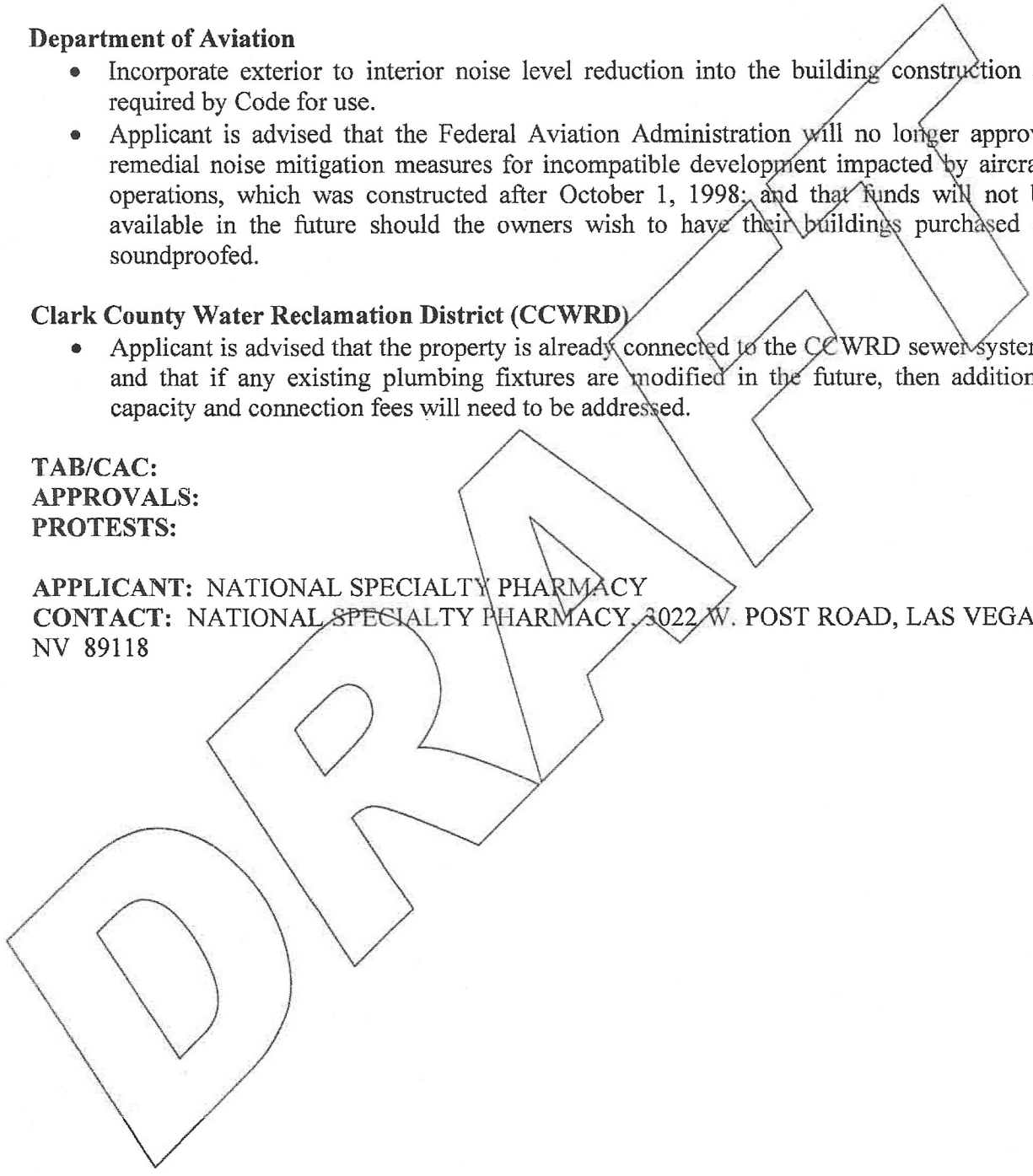
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NATIONAL SPECIALTY PHARMACY

CONTACT: NATIONAL SPECIALTY PHARMACY, 3022 W. POST ROAD, LAS VEGAS, NV 89118





LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <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) 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 APP. NUMBER: <u>UC-20-0439</u> DATE FILED: <u>9-29-2020</u> PLANNER ASSIGNED: <u>AI</u> TAB/CAC: <u>Parabec</u> TAB/CAC DATE: <u>10-27-2020</u> PC MEETING DATE: <u>11-17-2020</u> BCC MEETING DATE: _____ FEE: <u>\$67500</u>
	PROPERTY OWNER NAME: <u>ADS Investments LLC</u> ADDRESS: <u>1121 SW Salmon St.</u> CITY: <u>Portland</u> STATE: <u>OR</u> ZIP: <u>97205-2000</u> TELEPHONE: <u>503-242-2900</u> CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>National Specialty Pharmacy LLC</u> ADDRESS: <u>3022 W. Post Road</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702.832.3320</u> CELL: <u>702.498.0694</u> E-MAIL: _____ REF CONTACT ID #: _____ <u>msekikawa@nationalspecialtypharmacy.com</u>
	CORRESPONDENT NAME: <u>Mollie Sekikawa</u> ADDRESS: <u>3022 W. Post Rd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702.832.3320 ex 306</u> CELL: <u>702.498.0694</u> E-MAIL: _____ REF CONTACT ID #: _____ <u>msekikawa@nationalspecialtypharmacy.com</u>

ASSESSOR'S PARCEL NUMBER(S): 162-32-310-002

PROPERTY ADDRESS and/or CROSS STREETS: Post and Dean Martin

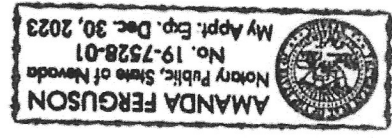
PROJECT DESCRIPTION: Flex warehouse/office

(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.

Kathy Rose Kathy Rose
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON September 1st 2020 (DATE)
 By Kathy Rose
 NOTARY PUBLIC: Amanda Ferguson



*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.

APR-20-100 434

2

Secretary's Certificate

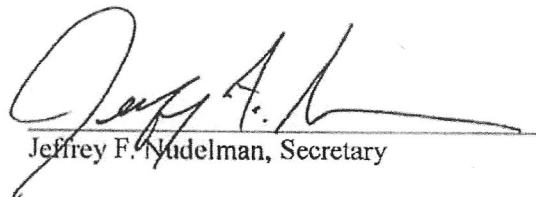
This Secretary's Certificate (the "Certificate") is made in connection with that certain Land Use Application (the "Application") in regard to the real property located at 3022 W. Post Road, Las Vegas, Nevada 89118, commonly known as "Post Commerce Center" (the "Property").

This Certificate is made by the undersigned, Jeffrey F. Nudelman, being the Secretary of ADS Investments, LLC, a Delaware limited liability company ("ADS").

The undersigned hereby represents, warrants and certifies as follows:

1. ADS is the owner of the Property. Harsch Investment Properties Management, LLC ("HIPM") manages the Property at the direction of ADS.
2. Reed Gottesman, in his capacity as a Senior Vice-President of HIPM and Kathy Rose, in her capacity as a Vice President of HIPM, each, in such capacity, is authorized to execute any and all documents, including but not limited to the Application on behalf of ADS.

Dated: September 1, 2020


Jeffrey F. Nudelman, Secretary

Justification Letter for Land Use Application for National Specialty Pharmacy, LLC

National Specialty Pharmacy LLC is an established pharmacy in Nevada for over seven years. We are licensed with the Nevada State Board of Pharmacy as a community/retail pharmacy and are licensed in and ship to 29 states across the US. We make patient specific specialty compounded medications in our lab as well as fill traditional medications. We have recently moved to 3022 W Post Road Las Vegas, NV 89118 from a retail location in Henderson. Due to the COVID-19 pandemic, we are currently operating as a closed-door pharmacy and will continue to do so for the foreseeable future. We do not allow patient drop off or pick up in our building. All prescriptions are transmitted to us electronically or by mail and are delivered to patients via shipping or delivery. Because we are now operating as a closed-door pharmacy, we no longer had use for a retail location; therefore, we have moved into a space more functional for our business, with office/flex/warehouse space.

We will not be making any changes to the exterior, landscape or parking lots.

The pharmacy floor area is highlighted in the Site Plan- Floor Plan document.

11/17/20 PC AGENDA SHEET

RECREATION FACILITY (SHOOTING RANGE)/ HACIENDA AVE/CAMERON ST
SPORTING GOODS (FIREARMS)/TRAINING FACILITY
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0446-ROCK RIDGE BUSINESS PARK II, LLC:

USE PERMITS for the following: 1) recreational facility (indoor shooting range); 2) sporting goods with firearms; and 3) a minor training facility (shooting and safety classes).

WAIVER OF DEVELOPMENT STANDARDS to reduce parking.

DESIGN REVIEW for a proposed recreational facility (indoor shooting range) with sporting goods sales with firearms in conjunction with an existing office/warehouse complex on 2.3 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the south side of Hacienda Avenue and the east side of Cameron Street within Paradise. MN/lm/jd (For possible action)

RELATED INFORMATION:

APN:

162-30-302-001

WAIVER OF DEVELOPMENT STANDARDS:

Reduce parking to 65 spaces where 68 spaces are required per Table 30.60-1 (a 4.4% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5320 Cameron Street #7 & #8
- Site Acreage: 2.3
- Project Type: Private recreational facility (shooting range), sporting goods with firearms, and minor training facility (shooting and safety classes)
- Number of Stories: 1
- Square Feet: 34,354/(3,202 leased)
- Parking Required/Provided: 68/65

Site Plans

The plans depict an industrial center at the southeast corner of Hacienda Avenue and Cameron Street with vehicle access to both streets. There are 3 existing buildings on the site with the

proposed use (desert fallout) located in the northerly building facing Hacienda Avenue. The building currently houses a few other uses (restaurant, office/warehouse, and tattoo). The indoor shooting range will replace a personal service in the building (UC-19-0268). The parking calculation has been updated for all existing uses of the business complex and there are 65 existing parking spaces.

Landscaping

There are no proposed changes to the existing mature landscaping along both street frontages, parking areas, and adjacent to the buildings.

Elevations

The photos provided of the existing building indicate that the use will be located in a flat single story building with mansard parapet façade.

Floor Plans

The plans show a retail area (firearms and related accessories), preparation (staging) room, offices, restrooms, 2 shooting bays, and classroom area within the lease space. The shooting ranges are contained within 2 single lane remanufactured shipping containers.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that they have been operating at another location nearby and are ready to expand their business. When classes are being taught to a maximum of 4 people at a time, the shooting range will be closed to the public. The proposed use will operate Monday through Friday 10:30 a.m. to 6:00 p.m. when other businesses within the complex will not be operating and there is plenty of shared parking during the different business hours.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0268	Personal services in an office/warehouse complex	Approved by PC	July 2019
UC-1378-07	Wholesale tobacco and retail sales	Withdrawn	December 2007
ZC-073-87	Reclassified 2.25 acres from R-E to M-1 zoning for an office/warehouse complex	Approved by BCC	May 1987

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Industrial	M-1	Light manufacturing, retail & warehouse

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

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 finds that the addition of an indoor shooting range is a compatible use to the existing uses within the office/warehouse complex. Urban Land Use Policy 1 of the Comprehensive Master Plan encourages the diversification of the County's economic base and to create employment opportunities. Therefore, staff can support these requests.

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Staff finds that the reduction to parking is minimal, and should not be materially detrimental to the existing uses of the office/warehouse complex. Therefore, staff can support the request.

Design Review

Staff can support the use, and the reduction to parking is minimal for similar uses in the area.

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: ZHUO GONG

CONTACT: ZHUO GONG, SHOOTING RANGE INDUSTRIES LLC, 6631 PINION JAY ST, LAS VEGAS, NV 89148

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

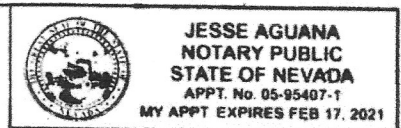
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	PROPERTY OWNER NAME: <u>ROCK RIDGE BUSINESS PARK, LLC</u> ADDRESS: <u>2700 S. LAS VEGAS BLVD. #2209</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>702-921-8274</u> CELL: <u>702-921-8274</u> E-MAIL: <u>BEN@ROCKRIDGEMANAGEMENT.COM</u>
	APPLICANT NAME: <u>ZHUO GONG / DESERT FALLOUT FIREARMS LLC</u> ADDRESS: <u>6331 PINION JAY ST</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>626-616-9910</u> CELL: <u>626-616-9910</u> E-MAIL: <u>LYON.GONG@GMAIL.COM</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>SHOOTING RANGE INDUSTRIES LLC</u> ADDRESS: <u>6331 PINION JAY ST</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>626-616-9910</u> CELL: <u>626-616-9910</u> E-MAIL: <u>STEIN@SHOOTERGRANGELLC.COM</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 16230302001
 PROPERTY ADDRESS and/or CROSS STREETS: 5320 CAMERON ST SUITE 7/8 LAS VEGAS, NV, 89148
 PROJECT DESCRIPTION: INDOOR SHOOTING RANGE CROSS STREET: HACIENDA/CAMERON
 AND (MINOR) TRAINING FACILITY, RECREATIONAL FACILITY, SPORTING GOODS (FIREARMS)

(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] BENJAMIN FELDMAN
 Property Owner (Signature) Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 8/20/2020 (DATE)
 By JESSE AGUANA
 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.

Justification Letter

Desert Fallout Firearms LLC seeks to obtain a Special Use Permit for 1) Sporting Goods including Firearms, 2) Minor training facility and 3) Recreational Facility(indoor shooting range), and for the property at 5320 S Cameron St Unit 7-8 Las Vegas, NV 89118. Secondly, we seek to obtain a Design review for proposed indoor shooting range in an existing M-1 zone office complex. Lastly, we seek to obtain a Waiver of Development Standards to reduce parking to 65 spaces where 68 are required.

Desert Fallout Firearms LLC formally requests a Design Review and Waiver of Development Standards to reduce parking for the site with regards to the permit(s) requested. Site parking has 65 total existing parking spots in front and around the side and rear to be shared with the complex for retail and/or non-retail customers. Per the parking analysis/calculations, 68 spaces are required. Therefore we are requesting a waiver. Upon entering the facility, patrons will be greeted at the front counter in the main showroom. Most of these businesses and Desert Fallout have different business days and hours and do not use all the shared parking spaces at one time.

The main showroom will consist of retail firearms and related accessories for viewing and sale. There are two offices adjacent to the showroom to the immediate left upon entering where patrons will be able to work with sales associates to fill out any required paperwork for the purchase and delivery of firearms. Desert Fallout Firearms has been in business for 3 years at 3460 Arville st site #4-5 and as a growing business, more space is required in order to provide better service and this site was chosen in order to provide a better shopping experience as well as a more functional venue for firearms safety training and proficiency.

Upon entering the showroom, there is a door to the rear-right which takes you to a preparation room that leads into the warehouse area in the back of the complex for classroom and 2 shooting bays. The classroom is limited 4 people per session, and range will be closed to the public. The area will be divided into 2 regions, the classroom with tables and chairs to the left, and the range to the right. Upon entering the warehouse through the staging room, range patrons will have immediate access to the range and not have to cross over into the classroom area. Within 3 years of business, Desert Fallout Firearms has taught and issued certificates of completion for Carrying a Concealed Weapons (CCW) to over 700 students. Additional classes and certificates are also offered such as hunting, firearms safety, firearms maintenance, and proficiency.

3

Statistics from Small Arms Analytics & Forecasting (SAAF) estimates that as of June 2020, U.S. firearms unit sales are at 2,387,524 units, a year-over-year increase of 145% from June 2019 (<http://smallarmsanalytics.com/v1/pr/2020-07-01.pdf>). More training is necessary to provide for the sudden influx of purchases and Desert Fallout takes pride in taking the extra effort to ensure that firearms owners have the resources available to be safe and proficient when handling the firearm as well as being proficient in firing it.

The Shooting Range adjacent to the classroom in the warehouse consists of 2 shipping containers, each retrofitted to be a single lane shooting range by the company Shooting Range Industries LLC (<http://www.shootingrangeindustries.com>). The staging room between the front counter and warehouse is where instructions will be given to ensure safety protocol for patrons. Range business hours will be from 10:30am to 6:00pm, Monday through Friday and closed on Saturday/Sunday. Range Officers will be on-site during range business hours to ensure safety. All exterior windows will be built over with reinforcement and no firearm will be visible or detectable from outside. Access will be controlled through electronic verification and an advanced security system will be installed. We estimate about 15 jobs will be created for local residents. A floor plan has been submitted and labeled according to the descriptions provided for your review.

Desert Fallout Firearms is an FFL (**Federal Firearms License** is a license issued by the Bureau of Alcohol, Tobacco, Firearms, and Explosives (ATF) that enables individuals at a company to engage in business pertaining to the manufacture, importation, and interstate/intrastate sales of firearms and ammunition.) and will also obtain registration certificates from the State of Nevada to be able to operate this facility. The owners Lyon Gong and Grace Lou have a long history and related experience with firearms training and safety. Lyon Gong is a highly qualified firearm instructor as well as an NRA certified Range Safety Officer. He will direct range safety and create all the protocols to ensure a safe experience. Grace Lou is an NRA certified Chief Range Safety Office(CRSO) and is certified to train employees to become Range Safety Offers(RSOs). The goal of this business is to provide firearms, training for firearms safety, proficiency, and responsible gun ownership.

11/17/20 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

FLAMINGO RD/VALLEY VIEW BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-20-0447-FLAMINGO PALMS VILLAS:

VACATE AND ABANDON a portion of a right-of-way being Valley View Boulevard located between Flamingo Road and Harmon Avenue within Paradise (description on file). MN/lm/jd
(For possible action)

RELATED INFORMATION:

APN:
162-20-111-000

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a portion of right-of way being Valley View Boulevard that was dedicated with the original plat, Flamingo Palms Villas, Book 123, Page 58. The portion of right-of-way being vacated is at the driveway entrance to the subdivision and will not reduce the overall width of the existing travel lanes. The applicant indicates that the right-of-way was intended for an exclusive right turn lane into the development. This entrance has been deemed excessive and was requested to be vacated by Clark County Public Works as part of a prior land use (DR-19-0942).

Prior Land Use Requests

Application Number	Request	Action	Date
DR-19-0942	Design review for a guard house	Approved by PC	January 2019
UC-0224-12	Short/long term lodging	Withdrawn by BCC	September 2012
UC-0103-10	Resort condominiums - expired	Approved by BCC	May 2010
ZC-0199-09	Reclassified from R-4 and R-5 to H-1 zoning for a motel condominium development with kitchens	Approved by BCC	May 2010
UC-0326-07	Conversion of a condominium complex to timeshares	Approved by PC	June 2007

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0461-04	Residential condominium development	Approved by PC	September 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Public Facilities	M-1	Flood control channel
South	Commercial Tourist	M-1	Extended stay motel
East	Commercial Tourist	M-1	Union Pacific Railroad

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way that is not necessary for site, drainage, or roadway development.

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

- Satisfy utility companies' requirements.
- 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 the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JOE PECK

CONTACT: JOE PECK, LOCHSA ENGINEERING, 9860 PROUD CLARION ST., LOS VEGAS, NV 89178

DRAFT

11/17/20 PC AGENDA SHEET

ACCESSORY STRUCTURES
(TITLE 30)

HARMON AVE/EL PASTOR LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-20-0393-BARESE HERBERT HARRY & PEGGY G:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the setback for accessory structures; and **2)** to reduce the required separation between structures and an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone.

Generally located on the southwest corner of Harmon Avenue and El Pastor Lane within Paradise. TS/sd/jd (For possible action)

RELATED INFORMATION:

APN:

161-20-311-008

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the street side setback for accessory structures to 1 foot where 10 feet is required per Table 30.40-2 (a 90% reduction).
- b. Reduce the setback to a street to 6 feet where 10 feet is required per Table 30.40-2 (a 40% reduction).
2. a. Reduce the required separation between an existing accessory structure and the existing single family residence to 4 feet where 6 feet is the standard per Table 30.42-2 (a 33% reduction).
- b. Reduce the required separation between 2 existing accessory structures to 3 feet where 6 feet is the standard per Table 30.42-3 (a 50% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 4387 E. Harmon Avenue
- Site Acreage: 0.2
- Number of Lots/Units: 1
- Project Type: Accessory structures
- Number of Stories: 1
- Building Height (feet): up to 10

- Square Feet: 83 (shed #1)/126 (shed #2)

Site Plans

The plans depict an existing single family residence located on 0.2 acres on a corner parcel. The plans show 2 existing accessory structures located along the east side of El Pastor Lane. Both accessory structures are located on the east side of the house, separated by 3 feet of each other and 4 feet from the principal residence. Access to the property is from Harmon Avenue.

Landscaping

Landscaping is not part of this application request.

Elevations

The plans depict 2 existing accessory structures constructed of wood panels with a pitched roofline and a maximum height of 10 feet.

Floor Plans

The plans show 2 accessory structures of approximately 83 feet and 126 feet which are primarily for storage.

Applicant's Justification

The applicant states that since 1998 when the property was purchased these sheds have been on their property. Over the years the applicant has provided upkeep to the existing sheds to look more like the principal residence. The existing accessory structures are used for storage and they have limited resources to remove them, considering that they are senior citizens. In addition, some of the applicant's adjacent property owners have expressed support for keeping the accessory structures.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Residential Suburban (5 du/ac)	R-1	Single family residential

Clark County Public Response Office (CCPRO)

There is an active zoning violation (CE20-12259) for accessory structures located within the required setback.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to

modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Setbacks and separations help to preserve the appeal and integrity of a neighborhood as well as to mitigate impacts and possible safety issues. The accessory structures located within the street side setback were constructed by a previous property owner. In the past 20 plus years no previous complaints have been filed with Clark County Public Response Office. The 2 accessory structures are partially screened from the adjacent properties and the street by the existing 6 foot high block wall. The existing accessory structures are architecturally compatible with the principal structure, which reduces the visual impacts to the neighboring properties and are under the maximum height allowed. Therefore, staff can support these requests.

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

- Paint accessory structures to match the principal residence if needed.
- 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)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: PEGGY GILMORE BARESE

CONTACT: PEGGY BARESE, LAS VEGAS, 4387 E. HARMON AVE, LAS VEGAS, NV 89121



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" 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 APP. NUMBER: <u>WS-20-0393</u> DATE FILED: <u>9/30/20</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>10/27/20</u> PC MEETING DATE: <u>11/17/20</u> BCC MEETING DATE: _____ FEE: <u>\$775</u>
	PROPERTY OWNER NAME: <u>Peggy Gilmore Barese</u> ADDRESS: <u>4387 E. Harmon Ave.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>702-435-6402</u> CELL: <u>702-496-8003</u> E-MAIL: <u>peggybarese@yahoo.com</u>
	APPLICANT NAME: <u>Same as owner</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Same as Applicant</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 161-20-311-008
 PROPERTY ADDRESS and/or CROSS STREETS: 4387 E. Harmon Ave., Las Vegas, NV 89121
 PROJECT DESCRIPTION: Set Backs - Shed

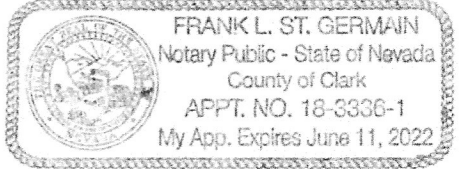
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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.

Peggy Barese
 Property Owner (Signature)*

Peggy BARESE
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON September 3, 2020 (DATE)
 By Peggy Barese ~~XXXXXXXXXXXXXXXXXXXX~~
 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.

September 1, 2020

Justification Letter

RE: sheds on property. (Code Violation)

WS-20-0393

To whom it may concern;

I'm writing this Justification letter in regards to Clark County Violation Code 30.56.040 (b) Yard Setbacks.

We purchased our home in 1998 and these sheds have been on our property since then. (22 years) We designed these sheds to match our house and to be more pleasing to our neighbor's eyes. We like things looking nice and try to be good neighbors in keeping up our property.

They are well maintained as photos will show and there is really nowhere else on our property that we could relocate them. We are now senior citizens with limited income and no resources to remove or replace these sheds to current code. We are law abiding citizens and have never been a nuisance to our neighbors or our city. All we ask is to be allowed to keep the sheds we have had for several years.

We are asking you to please consider our sheds to be "Grandfathered In" to existing codes. I believe your terminology is to request a "Waiver of Standard".

Any consideration you could provide would be greatly appreciated.

Respectfully Submitted,

Peggy Barese 4387 E. Harmon Ave. Las Vegas, NV 89121 (702)435-6402

Violation Parcel: 161-20-311-008

SETBACKS
(TITLE 30)

PACIFIC ST/EMERSON AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-20-0438-REGENCY COVE 2.47 TRUST:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce rear setbacks; and 2) increase wall height.

DESIGN REVIEW for a single family residential development on 2.6 acres in an R-1 (Single Family Residential) Zone.

Generally located on the east side of Pacific Street, approximately 700 feet south of Emerson Avenue within Paradise. TS/bb/jd (For possible action)

RELATED INFORMATION:

APN:
162-13-201-040

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce rear setbacks to 15 feet where 20 feet is required per Table 30.40-2 (a 25% reduction).
2. Increase nondecorative wall height to 12 feet (6 feet retaining and 6 feet screen) where a maximum wall height of 9 feet (3 feet retaining and 6 feet screen) is allowed per Section 30.64.020 (a 33% increase).

LAND USE PLAN:
WINCHESTER/PARADISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Acreage: 2.6
- Number of Lots/Units: 16
- Density (du/ac): 6 subdivision
- Height (feet): 17
- Minimum/Maximum Lot Size (square feet): 5,207/8,008
- Project Type: Single family residential

Site Plans

The plans depict a single family residential development totaling 16 single family lots and 1 common area lot on 2.6 acres. When completed, the Emerson Estates subdivision will contain a

total of 46 homes on 9.3 acres for a density of 5. The lots range in size from a minimum of 5,207 square feet to a maximum of 8,008 square feet.

Landscaping

Alternative front yard setbacks will be required to meet the R-1 zone, Table 30.40-2 standards at the time of construction. This may include 2 trees planted adjacent to the street frontage.

Elevations

The 6 single story plans, depict 3 elevations each, with a variety of roof materials, entry designs, façade treatments, and window designs. All roof surfaces are shown with a 4:12 slope. The elevation materials consist of stucco finished walls with decorative stone veneer accents, window articulation, and concrete tile roofs.

Floor Plans

The floor plans depict 6 single story homes ranging in size from 1,760 square feet to 2,455 square feet. These homes are substantially smaller than the developed homes. Only 2 of the 31 existing homes in Emerson Estates subdivision are single story homes. The average floor area of the existing 31 single family homes is approximately 2,900 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing to complete the Emerson Estates subdivision with a 16 lot Tentative Map and this proposed waiver application. The applicant proposes a waiver to reduce rear yard setbacks and allow an increased wall height to accommodate a 12 foot high wall (6 foot block wall and 6 foot retaining wall) at the rear of lot 6.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0373-04	24 detached single family residential	Approved by PC	August 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/acre)	R-1	Existing single family homes
South	Residential Suburban (up to 8 du/acre), Public Facilities	R-1	Drainage channel
East	Institutional, Public Facilities	R-1 & P-F	Place of worship & drainage channel
West	Residential Suburban (up to 8 du/acre)	R-2	Existing single family residential

Related Applications

Application Number	Request
TM-20-500150	A tentative map for 16 single family lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards #1

The use of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner. There are no adjacent residential uses to the south or east of the proposed new lots that would be impacted by the decrease in rear setbacks. The proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate neighborhood, and will not be materially detrimental to the public welfare. The rear yards are not visible to the traveling public or local residents. The granting of such application shall be in harmony with the general purpose, goals, objectives and standards of the Comprehensive Master Plan and of Title 30. The proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities or services. A 5 foot decrease in rear yard setbacks will not adversely impact the drainage channel located at the rear of each property.

Waiver of Development Standards #2

The 6 foot wall and 6 foot retaining wall located at the rear of lot 6 will not adversely impact the area adjacent to the property, when considering the adjacent property is a major drainage channel with no public access. The 12 foot total wall height will not materially affect the health and safety of persons residing in, working in, or visiting the immediate area. The proposed wall will not create an undue burden on any public improvement, facilities or services.

Design Review

The proposed development is consistent with the Comprehensive Master Plan, Title 30, and other regulations, plans and policies of the County. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic. Elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance. Elevations, design characteristics and other aesthetic features create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area.

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

- Drainage study and compliance.

Building Department - Fire Prevention

- No comment.

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 #0186-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SIGNATURE HOMES

**CONTACT: KATHRINE LOGAN, ACTUS, 3283 E. WARM SPRINGS ROAD SUITE 300,
LAS VEGAS, NV 89120**



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)
 - (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
 - (ORIGINAL APPLICATION #)

STAFF

DATE FILED: 9-29-2020 APP. NUMBER: WS-20-0438
 PLANNER ASSIGNED: BBB TAB/CAC: Paradise
 ACCEPTED BY: BBB TAB/CAC MTG DATE: 10-27 TIME: 7pm
 FEE: \$475 PC MEETING DATE: 11-17 7pm
 CHECK #: _____ BCC MEETING DATE: _____
 COMMISSIONER: TS ZONE / AE / RNP: R-1
 OVERLAY(S)? _____ PLANNED LAND USE: RS
 PUBLIC HEARING? (Y) (N) NOTIFICATION RADIUS: 500 SIGN? (Y) (N)
 TRAILS? (Y) (N) PFNA? (Y) (N) LETTER DUE DATE: _____
 APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____

PROPERTY OWNER

NAME: Regency Cove 2.47 Trust
 ADDRESS: P.O. Box 98438
 CITY: Las Vegas STATE: NV ZIP: 89193-8438
 TELEPHONE: 702-250-1058 CELL: 702-250-1058
 E-MAIL: RyanBWelch@outlook.com

APPLICANT

NAME: Signature Homes Contact: Rick Barron
 ADDRESS: 801 South Rancho Drive Suite E4
 CITY: Las Vegas STATE: NV ZIP: 89106
 TELEPHONE: 702-671-6000 CELL: _____
 E-MAIL: RickBarron@SignatureHomes.com REF CONTACT ID #: _____

CORRESPONDENT

NAME: Actus Contact: Kathrine Logan
 ADDRESS: 3283 East Warm Springs Road Suite 300
 CITY: Las Vegas STATE: NV ZIP: 89120
 TELEPHONE: 702-586-9296 x127 CELL: 702-409-2834
 E-MAIL: Kathrine.Logan@Actus-NV.com REF CONTACT ID #: 197146
1104876

ASSESSOR'S PARCEL NUMBER(S): 162-13-201-040
 PROPERTY ADDRESS and/or CROSS STREETS: Northwest of East Twain Avenue and McLeod Drive
 PROJECT DESCRIPTION: Single family residential subdivision Setbacks + Landscaping

(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.

Ryan Welch _____ Ryan Welch, Trustee
 Property Owner (Signature)* Property Owner (Print)
 STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON May 8, 2020 (DATE)
 By Ryan Welch, Trustee
 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.

August 17, 2020



3283 E. Warm Springs Rd. Suite 300
Las Vegas, NV 89120
(702) 586-9296

Clark County Government Center
Attn: Current Planning
500 South Grand Central Parkway
Box 551744
Las Vegas, NV 89155-1744

Re.: **McLeod Twain**
Justification Letter for Waiver of Landscape Plan Requirement
APN 162-13-201-040

Dear Staff,

On behalf of our client, Signature Homes, we are respectfully requesting a waiver of the requirement to provide a landscape plan with the entitlements submittal. There is no landscaping associated with this final phase of an existing subdivision.

If you have any questions or need any additional information, please feel free to call our office at (702) 586-9296 x127.

Sincerely,

Kathrine Logan
Entitlements Coordinator

WS-20-0438

PLANNER
COPY

MCLEOD & TWAIN
(TITLE 30)

PACIFIC ST/EMERSON AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-20-500150-REGENCY COVE 2.47 TRUST:

TENTATIVE MAP consisting of 16 lots and common lots on 2.6 acres in an R-1 (Single Family Residential) Zone.

Generally located on the east side of Pacific Street, approximately 700 feet south of Emerson Avenue within Paradise. TS/bb/jd (For possible action)

RELATED INFORMATION:

APN:
162-13-201-040

LAND USE PLAN:
WINCHESTER/PARADISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:
Project Description

General Summary

- Site Acreage: 2.6
- Number of Lots/Units: 16
- Density (du/ac): 6
- Minimum/Maximum Lot Size (square feet): 5,207/8,008
- Project Type: Single family residential

The plans depict a single family residential development totaling 16 single family lots and 1 common area lot on 2.6 acres. The density of the residential subdivision is 6 dwelling units per acre. The lots range in size from a minimum of 5,207 square feet to a maximum of 8,008 square feet. The subdivision will be served by existing 40 foot wide private streets without sidewalks. The subdivision will have 1 point of access from Pacific Street and direct access to the existing Regency Cove Court. Internal to the site there is 1 community lot located at the northeast corner of the subdivision between Regency Cove Court and the major drainage channel to the southeast of the subdivision. This common element will be used to accommodate drainage to the main drainage channel.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0373-04	24 detached single family residential	Approved by PC	August 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8du/acre)	R-1	Single family residential
South	Residential Suburban (up to 8du/acre), Public Facilities	R-1	Drainage channel
East	Institutional, Public Facilities	R-1 & P-F	Place of worship & drainage channel
West	Residential Suburban (up to 8du/acre)	R-2	Single family residential

Related Applications

Application Number	Request
WS-20-0438	A waiver of development standards for rear setbacks is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

This request meets the tentative map requirements as outlined in Title 30.

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, 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 a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance.

Current Planning Division - Addressing

- No comment.

Building Department - Fire Prevention

- No comment.

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 #0186-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SIGNATURE HOMES

CONTACT: KATHRINE LOGAN, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300,
LAS VEGAS, NV 89120

DRAFT



TENTATIVE MAP APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

APPLICATION TYPE <input checked="" type="checkbox"/> TENTATIVE MAP (TM)	STAFF	DATE FILED: <u>9-29-2020</u> PLANNER ASSIGNED: <u>B&B</u> ACCEPTED BY: <u>B&B</u> FEE: \$ <u>750</u> CHECK #: COMMISSIONER: <u>TS</u> OVERLAY(S)? <u>-</u> TRAILS? Y/ <input checked="" type="checkbox"/> PFNA? Y/ <input checked="" type="checkbox"/>	APP. NUMBER: <u>TM-20-500150</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DATE: <u>11-10</u> TIME: <u>7p.m.</u> PC MEETING DATE: <u>11-17</u> <u>7p.m.</u> BCC MEETING DATE: <u>-</u> ZONE / AE / RNP: <u>R-1</u> PLANNED LAND USE: <u>RS</u> NOTES:
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PROPERTY OWNER	NAME: <u>REGENCY COVE 2.47 TRUST</u> ADDRESS: <u>P. O. Box 98438</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89193-8438</u> TELEPHONE: <u>702-250-1058</u> CELL: <u>702-250-1058</u> E-MAIL: <u>RyanBWelch@outlook.com</u>
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APPLICANT	NAME: <u>Signature Homes</u> Contact: <u>Rick Barron</u> ADDRESS: <u>801 South Rancho Drive Suite E4</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89106</u> TELEPHONE: <u>702-671-6000</u> CELL: E-MAIL: <u>rickbarron@signaturehomes.com</u> REF CONTACT ID #:
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CORRESPONDENT	NAME: <u>Actus</u> Contact: <u>Kathrine Logan</u> ADDRESS: <u>3283 East Warm Springs Road Suite 300</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89120</u> TELEPHONE: <u>702-586-9296 x127</u> CELL: <u>702-409-2834</u> E-MAIL: <u>kathrine.logan@actus-nv.com</u> REF CONTACT ID #: <u>197146</u> <u>164876</u>
---------------	--

ASSESSOR'S PARCEL NUMBER(S): 162-13-201-040

PROPERTY ADDRESS and/or CROSS STREETS: Northwest of East Twain Ave & McLeod Drive

TENTATIVE MAP NAME: McLeod Twain

NUMBER OF LOTS: 16 GROSS/NET ACREAGE GROSS/NET DENSITY

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.

<u>Ryan Welch</u> Property Owner (Signature)*	<u>Ryan Welch, Trustee</u> Property Owner (Print)
STATE OF <u>Nevada</u>	
COUNTY OF <u>Clark</u>	
SUBSCRIBED AND SWORN BEFORE ME ON <u>May 8, 2020</u> (DATE)	
By <u>Ryan Welch, Trustee</u>	
NOTARY PUBLIC: <u>[Signature]</u>	



*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.

11/03/20 PC AGENDA SHEET

BEAUTY SALON
(TITLE 30)

SPRING MOUNTAIN RD/POLARIS AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-20-0395-KCSL, LLC:

USE PERMIT for personal services (beauty salon) on a portion of 1.2 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the west side of Polaris Avenue, approximately 400 feet south of Spring Mountain Road within Paradise. JJ/bb/jd (For possible action)

RELATED INFORMATION:

APN:
162-17-202-008

LAND USE PLAN:
WINCHESTER/PARADISE COMMERCIAL TOURIST

BACKGROUND:

Project Description
General Summary

- Site Address: 3595 Polaris Avenue
- Site Acreage: 1.2
- Project Type: Personal services (beauty salon)
- Number of Stories: 2
- Square Feet: 478 lease space/20,040 total
- Parking Required/Provided: 42/42

Site Plans

The plans show a 478 square foot lease space on the second floor of an existing 7,200 square foot building. The beauty salon is located in the 7,200 square foot building on the east side of the parcel, adjacent to Polaris Avenue. There is also an existing office/warehouse building on the west side of the site. Parking is distributed throughout the site.

Landscaping

No landscaping is required or proposed with this request.

Elevations

The plans depict a 2 story metal building adjacent to Polaris Avenue, and a 2 story warehouse building on the west side of the property. The 2 story office building has aluminum storefront

windows, vertical metal siding, metal roof, and 2 entry doors facing Polaris Avenue. The 2 story warehouse building has 3 roll-up doors and exterior stairs to second level offices.

Floor Plans

The plans depict a 2 story, 7,200 square foot building with office uses and storage space. The 478 square foot lease space is located on the second floor and includes a waiting room, storage space, 2 barber seats, and 3 rinse stations.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing to operate a 2 station barbershop, by appointment only, with enough space to meet social distancing requirements. The shop will meet all sanitation requirements and provide additional cleaning services to ensure pandemic measures are met. The facility will have 2 chairs, a waiting room, storage area, and 3 sinks for rinses and washes.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0327-16	Mixed-use development	Approved by BCC	July 2016
UC-0196-15	Office as a principal use	Approved by PC	May 2015
ZC-0770-07 (ET-0102-14)	First extension of time to reclassify the subject parcel and adjacent parcel from M-1 to H-1 zoning - expired	Approved by BCC	October 2014
ZC-0770-07	Reclassified the subject parcel and adjacent parcel from M-1 to H-1 zoning (resolution of intent from M-1 & U-V to H-1 zoning) - expired	Approved by BCC	September 2007
ZC-1925-05	Reclassified to U-V zoning for a mixed-use development consisting of 1,738 residential units in 4 high-rise towers - expired	Approved by BCC	February 2006
ZC-1745-04	Mixed-use development consisting of 687 residential units in 4 high-rise towers - expired	Approved by BCC	February 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Commercial Tourist	M-1	Office & warehouse
East	Commercial Tourist	M-1	Office & warehouse complex

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.

There is adequate parking throughout the site to accommodate the proposed use. The proposed use is of low intensity and similar applications have been approved for office and warehouse uses in the area. The proposal complies with Goal 7 of the Winchester/Paradise Land Use Plan which encourages providing opportunities for appropriate office uses. The proposed small scale use will be compatible with other surrounding areas and other uses within the building.

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: CARLO CONTRERAS

CONTACT: CARLO CONTRERAS, THE CUT LV, 3595 POLARIS AVE STE 202, LAS VEGAS, NV 89103

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE

- 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)

(ORIGINAL APPLICATION #)

- APPLICATION REVIEW (AR)

(ORIGINAL APPLICATION #)

STAFF

APP. NUMBER: UC-20-0395 DATE FILED: 9-9-2020
 PLANNER ASSIGNED: BBB
 TAB/CAC: Paradise TAB/CAC DATE: 10-13-2020
 PC MEETING DATE: 11-3-2020
 BCC MEETING DATE: _____
 FEE: \$675

PROPERTY OWNER

NAME: KCS LLC
 ADDRESS: 26314 S. Western Ave. # 200
 CITY: Lomita STATE: CA ZIP: 90717
 TELEPHONE: _____ CELL: _____
 E-MAIL: _____

APPLICANT

NAME: Carlo Contreras
 ADDRESS: 3595 Polaris ave
 CITY: Las Vegas STATE: NV ZIP: 89103
 TELEPHONE: _____ CELL: (602) 278-2446
 E-MAIL: TheCutLasVegas@gmail.com REF CONTACT ID #: _____

CORRESPONDENT

NAME: Carlo Contreras
 ADDRESS: 3595 Polaris ave
 CITY: Las Vegas STATE: NV ZIP: 89103
 TELEPHONE: _____ CELL: 650 278-2446
 E-MAIL: TheCutLasVegas@gmail.com REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-17-262-008

PROPERTY ADDRESS and/or CROSS STREETS: 3595 POLARIS AVE Las Vegas NV 89103

PROJECT DESCRIPTION: M-1 zone / Personal services (Barbershop)

I, (We) the undersigned owner and say that I am, (We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (are, are) authorized to submit 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 _____
COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)
By _____

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.

8

20-0395
JL

The Cut Lv
3595 Polaris ave
Las Vegas NV 89103
Suite 202

The Cut Lv is the new and improved way of barbering. Due to COVID -19 this new appointment only, non walk in barbershop will help Secure the health of Las Vegas community and tourists. This concept will enforce more time to sanitize and control the amount of people in this establishment. A private sector that only allows one person at a time with a better time management. I believe that In this direction it can change health risk compared to traditional barber shops. This will be a two station barbershop with more than enough area for social distancing. Opening this establishment I believe this will have a huge impact on the barbering industry, complying for COVID-19 and any other future health risks.

Carlo Contreras/Users/CARLO/Desktop/Zone/Lease 2.HEIC
Owner of The Cut LV
6502782446

File Copy

PLANNER
COPY

UC-20-0395

Scanned as .pdf

58

VEHICLE SALES FACILITY
(TITLE 30)

DESERT INN RD/SANDHILL RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-20-400097 (UC-18-0004) -DESERT INN PARTNERS LLC:

USE PERMIT SECOND APPLICATION FOR REVIEW to increase the number of vehicles (automobiles) displayed outside for an existing vehicle sales facility when the business has common parking with other businesses within an existing shopping center on a portion of 4.1 acres in a C-2 (General Commercial) Zone.

Generally located on the west side of Sandhill Road and the south side of Desert Inn Road within Paradise. TS/sd/jd (For possible action)

RELATED INFORMATION:

APN:

161-18-123-002 through 161-18-123-004 ptn

USE PERMIT:

Increase the number of displayed vehicles (automobiles) for sale outside to 15 spaces (approved by condition) where a maximum of 5 spaces are permitted when the business has common parking with other businesses per Table 30.44-1.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3799 E. Desert Inn Road and various
- Site Acreage: 4.1 (portion)
- Project Type: Vehicle sales facility
- Number of Stories: 1
- Building Height (feet): 16 to 32
- Square Feet: 1,119 (office area)
- Parking Required/Provided: 144/190 (overall site)

Site Plans

The approved plans depict an existing shopping center consisting of 3 retail buildings. Building A is located on the southern portion of the site, Building B is located on the northern portion of

the site, and Building C is located on the northeastern portion of the site. The site has access to Desert Inn Road and Sandhill Road via existing driveways. No changes are proposed to the existing drive aisles, parking areas, or site layout other than the installation of a barrier around the inventory area as required by the conditions of the original approval. The existing vehicle sales facility is located in Building C, Suite 4 located on the northeastern portion of the site. The applicant requested to use the existing parking lot located on the northwestern portion of the site as a vehicle inventory display/storage area for 15 automobiles as approved by UC-18-0004.

Landscaping

All on-site landscaping exists and no new landscaping is required or proposed.

Elevations

The approved plans depict existing retail buildings. Improvements to the façade of the building were recently approved and include new exterior plaster columns, new aluminum storefront, pop-outs, new exterior cement plaster, cornice treatment, and new mansard roof with concrete tile. The roofline varies in height with the highest point at 32 feet. No changes are proposed or required to the exterior of the building.

Floor Plans

There were no proposed changes to the existing floor plans of the building with the original request. The existing vehicle sales facility is located in Building C, Suite 4 located on the northeastern portion of the site.

Previous Conditions of Approval

Listed below are the approved conditions for AR-19-400046 (UC-18-0004):

Current Planning

- Until April 4, 2020 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-18-0004:

Current Planning

- 1 year to review as a public hearing;
- Coordinate with Current Planning staff to provide barriers around the inventory display area to separate the inventory vehicles from the parking area;
- Limited to 15 cars on display at any one time;
- All inventory to be restricted to the designated area on the northwest portion of the site.
- Applicant is advised that a violation of this application will be cause for revocation; 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.

Public Works - Development Review

- Applicant to coordinate with Public Works - Development Review Division to correct the easement at the driveway.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; and that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Signage

Signage is not a part of this request.

Applicant's Justification

Simply Auto Sales is prepared to continue with a maximum of 15 vehicles for display and sales. In addition, due to the Covid-19 health crisis the applicant was late in submitting this application for review.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-19-400046 (UC-18-0004)	First application to review increased number of vehicles (automobiles) displayed outside for an existing vehicle sales facility	Approved by BCC	June 2019
UC-18-0004	Increased the number of vehicles (automobiles) displayed outside for an existing vehicle sales facility	Approved by BCC	April 2018
DR-0076-17	Exterior remodel/modifications to façade within the existing shopping center	Approved by PC	March 2017
UC-0172-16	Established a supper club within a portion of the retail building	Approved by PC	May 2016
ADR-1218-07	Established a 12,000 square foot retail building	Approved by ZA	September 2007
DR-0443-03	Established a 9,600 square foot retail building	Approved by PC	April 2003
UC-166-80	Established live entertainment (disco floor) in a restaurant within the existing shopping center	Approved by PC	September 1980

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-1 & C-2	Commercial development
South & West	Residential High (8 to 18 du/ac)	R-3	Townhouse subdivision
East	Commercial General	C-2	Commercial 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 for an application for review 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 since the original approval.

Review of the property records show that no zoning related issues have been reported to the County, including Public Response, in relation to operational uses or the amount of vehicles on-site; therefore, staff can support this review with no additional review.

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

- Remove the time limit.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: GRACIELA MADRIGAL

CONTACT: GRACIELA MADRIGAL, SIMPLE AUTO SALES, 3799 E DESERT INN RD, STE 4, LAS, NV 89121



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 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 checked="" type="checkbox"/> APPLICATION REVIEW (AR) <u>UC-18-0004</u> (ORIGINAL APPLICATION #) <u>AR-20-400097</u>	STAFF	DATE FILED: <u>8/25/20</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>4475</u> CHECK #: _____ COMMISSIONER: <u>F.S</u> OVERLAY(S)? _____ PUBLIC HEARING? Y/N _____ TRAILS? Y/N <input checked="" type="checkbox"/> PFNA? Y/N <input checked="" type="checkbox"/> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>AR-20-400097</u> TAB/CAC: <u>Paradise</u> TAB/CAC MTG DAT: <u>12/13</u> .ME: <u>7Pm</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>11-4-20</u> ZONE / AE / RNP: <u>C-2</u> PLANNED LAND USE: <u>C-G</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y/N _____ LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>BENJAMIN DONEL / Desert Inn Partners, LLC</u> ADDRESS: <u>6125 Washington Blvd. #300</u> CITY: <u>Culver City</u> STATE: <u>CA</u> ZIP: <u>90232</u> TELEPHONE: <u>323-319-2580</u> CELL: <u>310-864-7600</u> E-MAIL: <u>Ben@sunsetequity.com</u>	
	APPLICANT	NAME: <u>Simple Auto Sales</u> ADDRESS: <u>3799 E Desert Inn Rd Suite 4</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>702-431-2227</u> CELL: <u>702-278-4476</u> E-MAIL: <u>simpleautosaleslv@gmail.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Graciela Madriser</u> ADDRESS: <u>3799 E. Desert Inn rd ste 4</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>702-278-4476</u> CELL: <u>702-278-4476</u> E-MAIL: <u>graciela20am@hotmail.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 16118123003 - 002 & 004

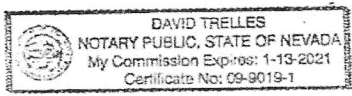
PROPERTY ADDRESS and/or CROSS STREETS: Desert Inn / Sandhill

PROJECT DESCRIPTION: auto sales

(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.

Benjamin Donel Property Owner (Signature)* Benjamin Donel Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON 06-12-2020 (DATE)
 By BENJAMIN DONEL
 NOTARY PUBLIC: [Signature]

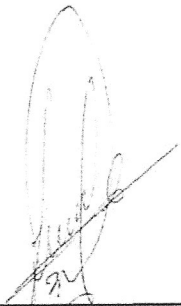


*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

SIMPLE AUTO SALES

Justification Letter

In February of 2017, Simple Auto Sales was approved by parking space analysis to store 15 vehicles for sale. In 2018, Simple Auto Sales applied for a special land use permit to increase the vehicles allowed for display to 28. This permit was denied. Simple Auto Sales is prepared to continue with the initial ruling of 15 vehicles to be displayed for sale and is no longer interested in pursuing a special land use permit. This letter was meant to be submitted and processed before the end of April this year. Unfortunately, the ongoing health pandemic involving COVID-19 forced the dealership to close down for some time and in turn prevented the natural progression of this justification letter.



Graciela Madrigal
Simple Auto Sales.

8/10/2020