



Winchester Town Advisory Board

July 30, 2019

MINUTES

Board Members: John Delibos –Chair- **PRESENT**
Robert O. Mikes, Jr. – Vice Chair- **PRESENT**
Kenneth Dayton – **Excused**
Judith Siegel –**PRESENT**
Roxana Valladeres- **PRESENT**

Secretary: Victoria Bonner, 702-883-4662 victoriabelleb@gmail.com

Town Liaison: Beatriz Martinez 702-455-0560 beatriz.martinez@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, (see above) County Staff Introductions Rob Kaminski; Planning, Beatriz Martinez; Town Liaison, Victoria Bonner; Secretary. The meeting was called to order at 6:00p.m.
- II. Public Comment
None
- III. Approval of July 09, 2019 Minutes
Moved by: Delibos
Approve minutes as submitted
Vote: 4-0 Unanimous
- IV. Approval of Agenda for July 30, 2019
Moved by: Delibos
Approve as submitted
Vote: 4-0 Unanimous
- V. Informational Items
 1. Announcements of upcoming neighborhood meetings and County or community meetings and events(for discussion)

Beatriz Martinez invited the community to Meet and Greet at the Winchester Cultural Center. This

will be held on August 13, 2019 from 5:00 – 6:00 p.m. Government Resource Fair at the Winchester Cultural Center. This will be held on September 14, 2019 from 11:00 a.m.- 1:00 p.m.

VI. Planning & Zoning:

1. **DR-19-0511-MILENKOV YAVOR N:**

DESIGN REVIEW for a new retail sales and service office and warehouse on 2.6 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Karen Avenue 862 feet west of Boulder Highway within Winchester. TS/nr/ma (For possible action) **08/20/19 PC**

Moved By- Delibos
Approve- with staff conditions
Vote: 4-0 Unanimous

2. **UC-19-0485-GOLD KEY 3049 LLC & JADE KEY LLC:**

USE PERMIT for vehicle rental in conjunction with an existing shopping center on 3.6 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Convention Center Drive within Winchester. TS/al/ma (For possible action) **08/20/19 PC**

Moved By- Delibos
Approve- with staff conditions
Vote: 4-0 Unanimous

3. **AR-19-400081 (DR-0564-15)-WESTGATE LAS VEGAS RESORT, LLC:**

HOLDOVER DESIGN REVIEW THIRD APPLICATION FOR REVIEW of an amended comprehensive sign plan for changes to an existing freestanding sign and changes to animated signage in conjunction with the Westgate Resort Hotel on 59.1 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southeast corner of Paradise Road and Karen Avenue within Winchester. TS/tk/ja (For possible action) **08/21/19 BCC**

Moved By- Delibos
Approve- with staff conditions
Vote: 4-0 Unanimous

4. **WC-19-400097 (DR-18-0071) -ALDABBAGH OMAR:**

WAIVER OF CONDITIONS of a design review that requires the applicant to reconstruct existing driveways with commercial curb return driveways per Uniform Standard Drawings 222.1 and 225 for a parking lot expansion in conjunction with an existing adult cabaret on 1.0 acre in an M-1 (Light Manufacturing) Zone in the Adult Use and MUD-1 Overlay Districts. Generally located on the west side of Highland Drive, 550 feet south of Edna Avenue within Winchester. TS/tk/ma (For possible action) **08/21/19 BCC**

Moved By- Delibos
Approve- with staff conditions
Vote: 4-0 Unanimous

VI. General Business
None

VII. Public Comment
None

VIII. Next Meeting Date

The next regular meeting will be August 13, 2019

IX. Adjournment

The meeting was adjourned at 6:22 p.m.

DRAFT

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., AUGUST 13, 2019**

09/04/19 BCC

1. **DR-19-0555-LV-PCPS, LLC & LV-AM, LLC:**
DESIGN REVIEW for an expansion of an existing resort hotel on a portion of 17.5 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the southeast corner of Las Vegas Boulevard South and Sahara Avenue within Winchester. TS/sd/ma (For possible action)

2. **UC-19-0536-ELIAS PROPERTIES LAS VEGAS, LLC:**
USE PERMITS for the following: **1)** reduce the minimum separation of a check cashing business from other financial services; and **2)** reduce the size of a financial services (check cashing) business within an existing shopping center on 3.0 acres in a C-2 (General Commercial) Zone. Generally located on the west side of Eastern Avenue, 500 feet south of Sahara Avenue within Winchester. TS/sd/ja (For possible action)

RESORT HOTEL EXPANSION
(TITLE 30)

LAS VEGAS BLVD S/SAHARA AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-19-0555-LV-PCPS, LLC & LV-AM, LLC:

DESIGN REVIEW for an expansion of an existing resort hotel on a portion of 17.5 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

Generally located on the southeast corner of Las Vegas Boulevard South and Sahara Avenue within Winchester. TS/sd/ma (For possible action)

RELATED INFORMATION:

APN:
162-09-502-001

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 2535 South Las Vegas Boulevard
- Site Acreage: 17.5
- Project Type: Resort hotel expansion
- Square Feet: 27,000
- Parking Required/Provided: 2,133/1,935

Site Plans

The plans depict an existing resort hotel located on Las Vegas Boulevard South and Sahara Avenue. The plans submitted show a 27,000 square foot expansion for a second level building shell addition (18,500 square feet) the existing Sahara Resort and Casino. In addition, an 8,500 square foot non-public third level slated for storage and mechanical room, which will provide for theatric support to the club. The proposed addition will be located to the south side of the existing casino complex and be partially visible from Las Vegas Boulevard South. The proposed expansion is located in the interior of the existing property and is set back 175 feet from Sahara Avenue and will be 75 feet at its highest point from the existing ground floor.

Landscaping

No changes to the landscaping are proposed or required with this application.

Elevations

The primary façade is oriented to the existing open pool venue and will be constructed of metal wall framing, metal roof trusses with rain screen panels for visual enhancements with sliding window systems shaded by metal cantilevered sunscreen trellises. New mechanical equipment will be located within the non-public third floor level. The total height will be 75 feet at its highest point from the existing ground floor.

Floor Plans

The plans depict a floor plan showing a lounge nightclub and stage with restrooms.

Signage

Signage is not a part of this application.

Applicant’s Justification

The proposed expansion will provide for an environment consistent with other resort developments along the Strip. There will be no impact to adjacent properties, utilities, and services are available. The proposed expansion for a resort casino is consistent with the standards of approval of other resort properties and is not expected to have any detrimental impact to adjacent properties and the surrounding areas.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0275-16	Reduced parking for the SLS Resort Hotel	Approved by BCC	May 2016
UC-0222-16	Increased building height and an amended sign plan for the SLS Resort Hotel	Approved by BCC	May 2016
UC-0789-13	Comprehensive sign plan for the SLS Resort Hotel	Approved by BCC	January 2014
UC-0416-11	Additions, revisions, and remodel of an existing resort hotel (SLS Las Vegas formerly Sahara)	Approved by BCC	November 2011
UC-1498-07	Additions and revisions to an existing resort hotel including a new hotel tower	Approved by BCC	February 2008
UC-1013-99	Additions and modifications to a resort hotel	Approved by PC	September 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	C-1 & C-2	Commercial development
South	Commercial Tourist	H-1	Undeveloped parcel
East	Commercial Tourist	H-1	Parking lot & multi-family residential development
West	Commercial Tourist	H-1	Rock-N-Rio outdoor events facility

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The proposed expansion to the existing resort hotel (Sahara) for a nightclub in conjunction with the outside pool venue will enhance the architectural elements and themes for the property. The addition will be consistent with the façade and theme of the existing pool venue and the resort hotel and elevations facing Las Vegas Boulevard South and Sahara Avenue. The plans submitted for this request are consistent and compatible with the prior approvals for this project. The request also complies with Urban Specific Policy 93, which states that all structures on a development site should be of compatible architectural design, style, and color. Staff can support the request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Applicant to perform and have recorded a Record of Survey to determine underlying title rights in relationship to "as built" improvements on Las Vegas Boulevard South;
- Record of survey must be recorded by the applicant within 6 months.

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: LV-PCPS LLC, LV-AM LLC, LV-MRPC LLC

CONTACT: GREG BORGEL, 300 S. 4TH STREET, SUITE 1400, LAS VEGAS, NV 89101

DRAFT

CHECK CASHING
(TITLE 30)

SAHARA AVE/EASTERN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0536-ELIAS PROPERTIES LAS VEGAS, LLC:

USE PERMITS for the following: **1)** reduce the minimum separation of a check cashing business from other financial services; and **2)** reduce the size of a financial services (check cashing) business within an existing shopping center on 3.0 acres in a C-2 (General Commercial) Zone.

Generally located on the west side of Eastern Avenue, 500 feet south of Sahara Avenue within Winchester. TS/sd/ja (For possible action)

RELATED INFORMATION:

APN:

162-11-503-009

USE PERMITS:

1. a. Reduce the separation to another financial services, specified (check cashing) business to 550 feet where a minimum of 1,000 feet is required per Table 30.44-1 (a 45% reduction).
- b. Reduce the separation to another financial services, specified (vehicle title loan) business to 475 feet where a minimum of 1,000 feet is required per Table 30.44-1 (a 53% reduction).
2. Reduce the size of a financial services, specified (check cashing) business to 126 square feet where a minimum of 1,500 square feet is required per Table 30.44-1 (a 92% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2545 S. Eastern Avenue
- Site Acreage: 3
- Project Type: Financial services
- Square Feet: 126 (check cashing)
- Parking Required/Provided: 247/851

Site Plans

The plans depict an existing retail shopping center for a proposed financial services, specified (check cashing) business located within the existing commercial building. The existing commercial building is located in the western portion of the lot and shares parking spaces with the adjacent retail shopping center to the south. A total of 851 parking spaces exists between the 2 parcels. Access to the site is from both Eastern Avenue and Sahara Avenue.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

The photos submitted by the applicant show a 48,728 square foot, 1 story commercial building with stucco finish with a flat roof with parapet walls.

Floor Plans

The plans show a 126 square foot lease area proposed for a financial services, specified (check cashing) business within the existing grocery store.

Applicant's Justification

The applicant states that they are requesting a use permit to establish a financial services, specified (check cashing) service within the existing Cardenas Markets store. Typical hours of operation will be 7 days a week, 7:00 a.m. to 11:00 p.m. The goal is to provide customers one stop shopping services associated with money transfers, check cashing and money orders. The applicant states the opening of this service within the grocery store will be consistent with efforts to revitalize and improve the immediate area along Sahara Avenue and Eastern Avenue. The applicant has provided separation criteria to other nearby financial services (check cashing, vehicle title loan), which are 550 feet from Lend Nation located at 1942 Sahara Avenue and 475 feet from Title Max located at 2250 Eastern Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0036-11	Allowed temporary outdoor commercial event and reduced separation between live entertainment and residential uses	Approved by PC	March 2011
ZC-1078-00	Reclassified all parcels within unincorporated Clark County which are currently zoned C-C to C-2 zoning	Approved by BCC	September 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East & West	Commercial General	C-2	Commercial/shopping centers

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 addition of financial services, specified (check cashing) service to the existing commercial retail business will not result in any discernable physical change to the internal layout of the existing business nor does staff find the proposed use will adversely impact the surrounding area. The proposed use is appropriate and compatible with the surrounding commercial uses and with an existing commercial use. In addition, the use (check cashing) will provide for additional services for those customers who shop at the supermarket and for those who may reside within the surrounding area. Therefore, staff can support this request.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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: CARDENAS MARKETS LLC

CONTACT: CARDENAS MARKETS LLC, 2501 E. GUASTI ROAD, ONTARIO, CA 91761



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

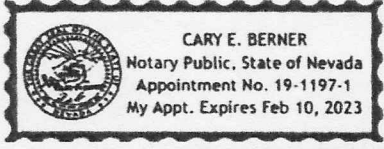
<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (Nzc) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>7/17/19</u> PLANNER ASSIGNED: <u>SwD</u> ACCEPTED BY: <u>SwD</u> FEE: <u>\$675.00/00</u> CHECK #: <u>1550</u> COMMISSIONER: <u>T.S</u> OVERLAY(S)? <u>MUD-1</u> PUBLIC HEARING? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> Y / <input type="checkbox"/> N APPROVAL/DENIAL BY: _____	PROPERTY OWNER	APP. NUMBER: <u>DR-19-0555</u> TAB/CAC: <u>Winchester</u> TAB/CAC MTG DATE: <u>8/13</u> TIME: <u>6PM</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>9/4/19</u> ZONE / AE / RNP: <u>H-1</u> PLANNED LAND USE: <u>C-1</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <input type="checkbox"/> Y / <input type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	APPLICANT	NAME: <u>"Same"</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____	CORRESPONDENT	NAME: <u>Greg Borgel</u> ADDRESS: <u>300 S. Fourth Street, 14th Floor</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>(702) 791 8219</u> CELL: <u>(702) 791 8219</u> E-MAIL: <u>gborgel@fclaw.com</u> REF CONTACT ID #: <u>172242</u>

ASSESSOR'S PARCEL NUMBER(S): 162-09-502 001
 PROPERTY ADDRESS and/or CROSS STREETS: Las Vegas Blvd. & Sahara Ave.
 PROJECT DESCRIPTION: Second Level Expansion

(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.

Paul Hobson
 Property Owner (Signature)* Paul Hobson
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK
 SUBSCRIBED AND SWORN BEFORE ME ON July 16, 2019 (DATE)
 By Paul Hobson
 NOTARY PUBLIC: Cary E Berner



*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

Date: July 17, 2019

Project: **SLS LAS VEGAS / 2ND LEVEL EXPANSION**

This Submittal is for DESIGN REVIEW for a partial Second Level Expansion and third level equipment support space to the SLS Las Vegas (aka Sahara Las Vegas) located at the SE corner of Las Vegas Blvd S. and Sahara Ave.

The proposed expansion is located to the interior of the existing property and is setback 175 feet from its closest point to the property line at Sahara Blvd. The new expansion is limited to 75 ft at its highest point from the existing ground floor.

The new addition is located to the south side of the existing casino complex and will be partially visible from Las Vegas Blvd. to the west.

The project includes construction for an 18,500 gsf second level building shell & core addition above the ground level of the existing Sahara lounge and casino. The intended use of the second level is slated for a lounge / nightclub venue and will be open to the public. An 8500 gsf non-public third level will provide theatric support for performance venues and will include a mechanical equipment room, performance fly space, prop storage and support space.

The attached Parking Analysis supports the parking requirements for these added levels within the existing development.

The interior design of the lounge / nightclub venue is not intended as part of this Design Review application.

Construction of the building shell is to be primarily of metal wall framing with an EIFS exterior, metal roof trusses, all of TYPE 1 noncombustible materials. Two to three layers of undulating metal rain screen panels will be incorporated at the building perimeter to add visual interest to the façade. Dimmable indirect LED lighting will occur at the rain screen offsets to provide further articulation of the building mass.

The primary façade is oriented to the open pool venue and will incorporate operable stacking and sliding window systems shaded by metal cantilevered sunscreen trellises. The intent is to accommodate an interactive, open-air property experience, weather permitting.

New mechanical equipment is to be placed directly upon the non-public third floor level within a mechanical room open to above, which alleviates units being placed upon the roof above and being visible to the surrounding hotel towers. Mechanical equipment spatial requirements for the enclosure have yet to be finalized.

This Second Floor Expansion provides an environment consistent with other major resort developments elsewhere on the Las Vegas Strip. It fits within the Comprehensive Master Plan and its intended uses. There is no additional impact to adjacent properties. Additional public utilities and services are readily available. There are no anticipated detrimental impacts of this proposal and it is consistent with the standards of approval for other major resort properties.

This proposal does not require special use permits, waivers of development standards or variances.

The project is slated for construction upon obtaining all applicable permits and approvals through Clark County Comprehensive Planning and Building & Fire Prevention.

Construction is targeted to commence in 2020.



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF	DATE FILED: <u>7/10/19</u> PLANNER ASSIGNED: <u>SWD</u> ACCEPTED BY: <u>SWD</u> FEE: <u>\$ 675.00</u> CHECK #: <u>305442</u> COMMISSIONER: <u>TJ</u> OVERLAY(S)? _____ PUBLIC HEARING? <u>Y</u> /N TRAILS? Y/ <u>N</u> PFNA? Y/ <u>N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>UC-19-0536</u> TAB/CAC: <u>Winchester</u> TAB/CAC MTG DATE: <u>8/13</u> TIME: <u>6PM</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>9/4/19</u> ZONE / AE / RNP: <u>C-6</u> PLANNED LAND USE: <u>C-6</u> NOTIFICATION RADIUS: <u>500</u> SIGN? Y/N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER	NAME: <u>Elias Properties Las Vegas LLC</u> ADDRESS: <u>500 N. Broadway</u> CITY: <u>Jericho</u> STATE: <u>NY</u> ZIP: <u>11753</u> TELEPHONE: <u>(516) 822-8844</u> CELL: _____ E-MAIL: <u>rbracken@eliasproperties.com</u>	
	APPLICANT	NAME: <u>Cardenas Markets LLC</u> ADDRESS: <u>2501 E. Guasti Rd.</u> CITY: <u>Ontario</u> STATE: <u>CA</u> ZIP: <u>91761</u> TELEPHONE: <u>(909) 923-7426</u> CELL: _____ E-MAIL: <u>mreal@cmkts.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT	NAME: <u>Cardenas Markets LLC, c/o Darren P. Trone, Esq.</u> ADDRESS: <u>3838 Orange St.</u> CITY: <u>Riverside</u> STATE: <u>CA</u> ZIP: <u>92501</u> TELEPHONE: <u>(951) 686-2975</u> CELL: <u>(951) 751-6882</u> E-MAIL: <u>dtrone@tronelaw.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-11-503-009
 PROPERTY ADDRESS and/or CROSS STREETS: 2545 S. Eastern Ave., Las Vegas, NV 89169
 PROJECT DESCRIPTION: Supermarket- SUP in connection with the issuance of check cashing license.

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

[Signature]
 Property Owner (Signature)*

Elias Properties Las Vegas LLC
 Property Owner (Print)

STATE OF NEW YORK
 COUNTY OF NASSAU

SUBSCRIBED AND SWORN BEFORE ME ON MAY 21, 2019 (DATE)
 By Rose Marie Bracken

NOTARY PUBLIC: Rose Marie Bracken

ROSEMARIE BRACKEN
 Notary Public, State of New York
 No. 01BR6230786
 Qualified in Queens County
 Commission Expires November 8, 2022

*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-19-05310

LAW OFFICES OF
DARREN P. TRONE
A PROFESSIONAL CORPORATION
3838 ORANGE STREET
RIVERSIDE, CALIFORNIA 92501
TELEPHONE (951) 686-2975 FAX: (951) 686-2977
MOBILE: (951) 751-6882 E-MAIL: DTRONE@TRONELAW.COM

June 24, 2019

Clark County Comprehensive Planning Dept.
500 S. Grand Central Parkway
PO Box 551744
Las Vegas, NV 89155

**RE: Cardenas Markets LLC, dba Cardenas
2545 S. Eastern Ave., Las Vegas, NV 89169
Justification Letter**

To Whom It May Concern:

Pursuant to the Planning Department's request, our office respectfully submits this Justification Letter in support of Cardenas Markets LLC's (CML) request for a Special Use Permit in connection with the issuance of a check cashing license for the above referenced location.

Project Justification: CML recently opened a full-service grocery market located at 2545 S. Eastern Ave., Las Vegas, NV and is requesting a waiver of development standards regarding an application for check cashing license no. 20001115.052-122. Specifically, CML is requesting the following:

1. A reduction in the minimum separation required for Applicant's grocery market business between two existing financial service businesses, (Lend Nation located at 1942 E. Sahara, Ste. A, Las Vegas, NV; and Title Max located at 2250 S. Eastern, Las Vegas);
2. A reduction in the minimum separation required between Applicant's grocery market business and nearby residences; and
3. A waiver of the 1,500 sq. ft. floor area requirement as applied to a check cashing facility (Cardenas' check cashing floor area is 126 sq. ft.).

Business Purpose: CML is a full-service retail grocery supermarket. The company currently operates five stores in Nevada, with thirty-one stores in California and a large distribution facility and corporate headquarters in San Bernardino County, California. In addition, Cardenas' subsidiary companies own fifteen grocery stores in Northern California and seven stores in Arizona. Typical hours of operation are seven days per week, 7:00 a.m. to 11:00 p.m. The markets also contain a restaurant with sit-down dining areas.

Products and Services: As with other grocery markets of this style, this location will offer a full line of food items, including fresh produce, meat, poultry, seafood, café, juice bar and bakery items. The store is currently operating under a temporary package liquor license. The restaurant recipes and menu items are prepared with a Hispanic theme. The market seeks to provide its customers with a one-stop shopping and culinary experience. As part of the market's overall customer service and business operations, and as a convenience and collateral service to its customers, check cashing, money order and money transfer services are provided. These accessory financial services are provided specifically for the convenience of the market's customers and guests and are designed to compliment the company's primary business of selling food and groceries.

Minimal Check Cashing Revenue: CML's similar market locations in the City of Las Vegas (E. Bonanza & Lamb; Meadows & Decatur; E. Bonanza & N. Eastern) and Clark County (E. Tropicana & S. Mountain Vista) generate approximately 87% of revenue from food and grocery sales, 2.5% from beer, wine and liquor, 8.5% from the restaurant, 1% from general merchandise, and .006% from check cashing fees. Accordingly, the revenue generated from check cashing is extremely minimal.

Positive Impact: The opening of this full-service market location will be consistent with the efforts to revitalize and improve this portion of S. Eastern and Sahara and the surrounding economy. The market location was previously operated as a Ralphs's grocery store, and since the commercial use remains unchanged, there should be no adverse impacts on neighboring properties.

Special Use Permit: CML is located within a C-2 Commercial District. Per Title 30 of the Clark County Development Code (section 30.44), Clark County requires a minimum separation of 200 feet from any residential use measured along the nearest pedestrian or vehicular route from the principal door of the check cashing business to the property line of the nearest residential use. The nearest residence is located approximately 1,200 feet from CML's principal door. Accordingly, CML requests a waiver of this requirement.

Clark County also requires a minimum separation of 1,000 feet required from any other Financial Service, measured from tenant space to tenant space. Our research indicates the following:

- Lend Nation, 1942 E. Sahara, Ste. A, Las Vegas, is located 550 feet from CML.
- Title Max, 2250 S. Eastern, Las Vegas is located 475 feet from CML. It should be noted that Title Max is a vehicle title loan company that lends cash for a vehicle's title rather than offering check cashing services such as CML.

In summary, CML requests Clark County to approve the Special Use Permit application. Without the issuance of a SUP, CML would not be able to offer the full range of services

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its customers would expect, nor would CML be able to compete effectively in the marketplace, which would result in an undue economic hardship for the company.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'DPT', enclosed within a large, loopy oval shape.

Darren P. Trone,
Attorney for Cardenas Markets, Inc.

DPT/rc
Enc.