



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

January 25, 2022

7:00pm

AGENDA

Note:

- 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 Maureen Helm at 702-606-0747.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/ParadiseTAB>

Board/Council Members: John Williams, Chairperson
 Susan Philipp, Vice Chairperson
 Jon Wardlaw
 Katlyn Cunningham
 Roger Haywood

Secretary: Maureen Helm, 702-606-0747, mhelmtab@gmail.com
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Blanca Vazquez, 702-455-8531, BVA@ClarkCountyNV.gov
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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 January 11, 2022. (For possible action)
- IV. Approval of the Agenda for January 25, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
 - 1. **UC-21-0742-RENO-ARVILLE ASSOCIATES LP & PENTACON LP:**
USE PERMIT for retail sales (hobby store) in conjunction with an existing office/warehouse building on 1.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the northwest corner of Arville Street and Reno Avenue within Paradise. MN/bb/jo (For possible action)

PC 2/15/22
 - 2. **UC-21-0752-525 E TWAIN, LLC:**
USE PERMITS for the following: **1)** on-premises consumption of alcohol (supper club); and **2)** reduce the separation from an on-premises consumption of alcohol use and a residential use in conjunction with a shopping center on a portion of 2.1 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southwest corner of Palos Verdes Street and Twain Avenue within Paradise. TS/jvm/jo (For possible action)

PC 2/15/22
 - 3. **VS-21-0732-BREIT CAMF FLAMINGO OWNER, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Flamingo Road and Rochelle Avenue and between Pecos Road and Mojave Road (alignment), and a portion of right-of-way being Flamingo Road between Pecos Road and Mojave Road (alignment) within Paradise (description on file). TS/nr/jo (For possible action)

PC 2/15/22

- VII. 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.

- VIII. Next Meeting Date: February 8, 2022.

- IX. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Paradise Community Center- 4775 McLeod Dr.
<https://notice.nv.gov>



Paradise Town Advisory Board

January 11, 2022

MINUTES

Board Members: : John Williams –Chair-**PRESENT**
 Susan Philipp - Vice Chair- **PRESENT**
 Jon Wardlaw- **PRESENT**
 Katlyn Cunningham – **PRESENT**
 Roger Haywood- **PRESENT**

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

Town Liaison: Blanca Vazquez 702-455-8531 bva@clarkcountynv.gov

I. Call to Order, Pledge of Allegiance, Roll Call(see above), County Staff Introductions

Jillee Rowland; Planning, Blanca Vazquez; Town Liaison

Meeting was called to order by Chair Williams, at 7:00 p.m.

II. Public Comment:
None

III. Approval of December 28, 2021 Minutes

Moved by: Wardlaw

Action: Approve as submitted

Vote: 5-0 Unanimous

Approval of Agenda for January 11, 2022

Moved by: Philipp

Action: Approve as submitted

Vote: 5-0 Unanimous

IV. Informational Items (For Discussion only)
None

V. Planning & Zoning

1. **UC-21-0703-PARADISE II LP:**

USE PERMIT for short term/long term lodging.

WAIVER OF DEVELOPMENT STANDARDS for reduced parking.

DESIGN REVIEW for a short term/long term lodging facility on 3.0 acres in an H-1 (Limited Resort and Apartment) (AE-60 & AE-65) Zone. Generally located on the east side of Paradise Road and the west side of University Center Drive, 447 feet north of Harmon Avenue within Paradise. JG/nr/jo (For possible action) **PC 2/1/22**

MOVED BY-Philipp

APPROVE-Subject to staff conditions

VOTE: 5-0 Unanimous

2. **UC-21-0705-SCHWARTZ VAL, LLC:**

USE PERMIT for a supper club and service bar in conjunction with an existing restaurant and hookah lounge with outside dining in an office/warehouse facility on 2.0 acres in an M-1 (Light Manufacturing) Zone. Generally located on the north side of Bell Drive and the east side of Arville Street within Paradise. MN/jt/jo (For possible action) **PC 2/1/22**

MOVED BY-Wardlaw

APPROVE-Subject to staff conditions

VOTE: 5-0 Unanimous

3. **UC-21-0717-STEPHANIE INDUSTRIAL PARK, LLC ET AL & MOLLY PROPERTIES LLC:**

USE PERMIT for a health club in conjunction with an existing office and warehouse building on a portion of a 7.2 acre site in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Hacienda Avenue, 770 feet west of Arville Street within Paradise. MN/jvm/jo (For possible action) **PC 2/1/22**

MOVED BY-Williams

APPROVE-Subject to staff conditions

VOTE: 5-0 Unanimous

VI. General Business (for possible action)

None

VII. Public Comment

None

VIII. Next Meeting Date

The next regular meeting will be January 25, 2022

IX. Adjournment

The meeting was adjourned at 7:15 p.m.

RETAIL SALES
(TITLE 30)

ARVILLE ST/RENO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0742-RENO-ARVILLE ASSOCIATES LP & PENTACON LP:

USE PERMIT for retail sales (hobby store) in conjunction with an existing office/warehouse building on 1.1 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the northwest corner of Arville Street and Reno Avenue within Paradise. MN/bb/jo (For possible action)

RELATED INFORMATION:

APN:

162-30-103-006

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 5067 Arville Street
- Site Acreage: 1.1
- Project Type: Retail Sales (hobby store)
- Number of Stories: 1
- Square Feet: 1,152 (hobby store)/18,270 (entire building)
- Parking Required/Provided: 38/40

Site Plan

The site plan depicts an existing rectangular 18,270 square foot office/warehouse building, which is oriented north/south. Entrances to the suites face east, and loading docks are located on the west side of the building. Parking spaces are located in front of the entrances and along the Arville Street property line. In addition, cross-access is provided to adjacent office/warehouse buildings to the west. The proposed retail hobby store is located near the middle of the building. At least 5 vehicles can park along Reno Avenue on the north side of the right-of-way, providing 2 additional parking spaces to the total site parking, per Clark County regulations.

Landscaping

No changes to the existing perimeter landscaping are required or proposed.

Elevations

The 1 story building includes parapet walls around the roofline and faux mansard style roof accents on the front of the building above the suites. In addition, a small overhang provides an arcade along the front of the building. The predominant exterior material is painted stucco, which consists of a beige base color and dark blue accents. No changes are proposed to the existing building elevation.

Floor Plans

The 1,152 square foot suite consists of retail space, office space, and a storage area.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the retail store will focus on hobby activities, including new plastic models, electric r/c cars, trains, statues, anime, collectibles, and related items. There will be 1 full-time employee with the potential for an additional part time or full time employee in the future. No changes are proposed to the exterior of the building and no additional sign area will be needed. The property has up to 10 available parking spaces at the present time, including additional parking along Reno Street. The hours of operation will be Monday through Friday from 10:00 a.m. to 6:00 p.m., Saturday 11:00 a.m. to 4:00 p.m., and closed on Sunday.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0184	Recreational Facility (escape room)	Approved by PC	April 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	P-F	Training, storage, & Clark County Fire Department office facility
South, East, & West	Industrial	M-1	Office/warehouse buildings

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 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 proposed retail use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood when considering the limited size of the retail floor space and hours of operation. There is adequate parking available to accommodate a retail use at this location. Researching old aerial photographs indicates the site does not generate a large amount of parking. However, this is the maximum of retail space that will meet parking code.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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: MATIAS RODRIGUEZ
CONTACT: MATIAS RODRIGUEZ, HOBBY ISLAND, 5075 ARVILLE STREET, 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) <input type="checkbox"/> DESIGN REVIEW (DR) <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-21-0742</u> DATE FILED: <u>12-28-2021</u> PLANNER ASSIGNED: <u>RJB</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>1-25-2022</u> PC MEETING DATE: <u>2-15-2022</u> BCC MEETING DATE: _____ FEE: <u>\$675</u>
	PROPERTY OWNER NAME: <u>Reno-Arville Associates LP</u> ADDRESS: <u>11150 West Olympic Blvd Suite 970</u> CITY: <u>Los Angeles</u> STATE: <u>CA</u> ZIP: <u>90064</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>margarets@woodriv.com</u>
	APPLICANT NAME: <u>Matias Rodriguez</u> ADDRESS: <u>5075 Arville street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-274-4453</u> CELL: <u>702-274-4453</u> E-MAIL: <u>hobbyisland@yahoo.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Same</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): _____

PROPERTY ADDRESS and/or CROSS STREETS: 5075 Arville Street Las Vegas, NV. 89118 / Tropicana & Arville

PROJECT DESCRIPTION: _____

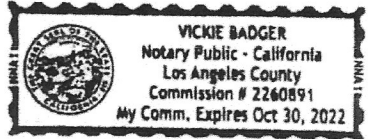
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

[Signature] GARY BURDORF
 Property Owner (Signature)* Property Owner (Print)

STATE OF California
 COUNTY OF Los Angeles

SUBSCRIBED AND SWORN BEFORE ME ON Aug 10, 2021 (DATE)
 By Vickie Badger, Notary Public

NOTARY PUBLIC: Vickie Badger



*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-21-101320

LETTER OF JUSTIFICATION

To Whom It May Concern,
Nov 12 2021

UP-21-0742

Please consider this letter of justification for the Department of Comprehensive Planning concerning a Special Use Permit for 5075 Arville Street Las Vegas NV 89118. I am asking to open a retail hobby shop in my current tint shop which is zoned for M1 use. I will be selling new plastic models, electric R/C cars, trains, statues, collectibles, anime, and related items. There will be 1 full time employee, and potentially another part- or full-time employee in near future. There is no structural changes or appearance to exterior of building. No added signage other than outlined in current lease agreement.

There is no change to utilities or sewage, water. There are an extra 10 parking spaces available not assigned to any other business in this building, as well as unlimited parking down Reno Street (the cross street next to building). Hours of operation are M-F 10-6, Sat 11-4, closed Sun. Times may fluctuate. All other licenses and tax permits have been obtained already. I am ready to open within 2 weeks or less of approval of this forementioned Special Use Permit. There is currently ONE other hobby shop in town out by seven hills, which is very small. I Have had tremendous support from the community on the opening of a shop of this kind, and they are anxiously waiting for the good news.

Looking forward to your response,

Sincerely,
Matt Rodriguez
Hobby Island
5075 Arville Street
Las Vegas NV 89118
702-274-4453
hobbyisland@yahoo.com

PLANNER
COPY

02/15/22 PC AGENDA SHEET

SUPPER CLUB
(TITLE 30)

TWAIN AVE/PALOS VERDES ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-21-0752-525 E TWAIN, LLC:

USE PERMITS for the following: **1)** on-premises consumption of alcohol (supper club); and **2)** reduce the separation from an on-premises consumption of alcohol use and a residential use in conjunction with a shopping center on a portion of 2.1 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the southwest corner of Palos Verdes Street and Twain Avenue, within Paradise. TS/jvm/jo (For possible action)

RELATED INFORMATION:

APN:
162-15-302-008 ptn

USE PERMITS:

1. On-premises consumption of alcohol (supper club).
2. Reduce the separation of an on-premises consumption of alcohol use to a residential use to 20 feet where 200 feet is required (a 90 % reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 525 – 577 E Twain Avenue
- Site Acreage: 2.1 (portion)
- Project Type: Supper Club
- Square Feet: 4,670 (lease area)
- Parking Required/Provided: 138/118 (approved for the existing shopping center by VC-1449-97)

Site Plans

The plans depict an existing 27,434 square foot shopping center (Twain Plaza). The proposed supper club is located on the southwestern portion of the site within the southern building. The subject building shares parking with a corner pad site located on the northeastern portion of the site and another in-line retail building on the western portion of the site. The shopping center

currently has access from both Palos Verdes Street and Twain Avenue. The site was approved as a shopping center with a reduction in parking. The proposed use does not change the parking requirement and no changes are proposed to the site as the business will be contained entirely within the existing building.

Landscaping

Pictures submitted with the application show existing landscaping along the public streets. No changes are proposed or required to the existing landscaping.

Elevations

Pictures submitted with the application show the existing single story building with a flat roof and parapet walls, aluminum store front window and door treatments, and stucco siding.

Floor Plans

The plans depict a 4,670 square foot supper club located in the western portion of the southern building. Included within the supper club is a bar area, seating area, restrooms, kitchen, and storage.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that there was a previous similar type use at this location and the supper club should not create any negative impacts on the subject site or the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0115	Grocery Store	Approved by PC	April 2018
UC-0288-11	Check cashing business in another portion of the shopping center	Approved by BCC	August 2011
UC-0305-06	Reduced separations for an existing convenience store	Approved by PC	April 2006
UC-1453-97	Shopping center in an H-1 Zone	Approved by PC	September 1997
VC-1449-97	Reduced parking to 118 spaces where 150 spaces were required for a shopping center	Approved by PC	September 1997
ZC-76-75	Reclassified a portion of this site from H-1 to C-2 zoning for a commercial center	Approved by BCC	August 1975

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Entertainment Mixed-Use	H-1	Multiple family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Entertainment Mixed-Use	H-1	Commercial & multiple family residential
West	Entertainment Mixed-Use	H-1	Commercial uses

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 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 the proposed supper club does not require additional parking and will not create any adverse impacts on the shopping center or the surrounding area. The surrounding area is a mixture of commercial and multiple family residential uses. Staff finds the request is compatible with the existing commercial development and the supper club will support the residents of the existing multi-family development in the area. Furthermore, Twain Avenue is an 80 foot wide collector street; therefore, staff finds that this request is consistent with the Master Plan, which promotes economic viability, employment opportunities with development that is compatible with adjacent land uses, the natural environment and is well integrated with appropriate circulation systems, services, and facilities.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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: JANIYA JETER

CONTACT: JANIYA JETER, 5000 W. OAKEY BLVD, C1, LAS VEGAS, NV 89146

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

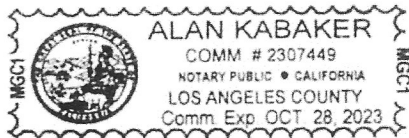
APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> 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-21-0752</u> DATE FILED: <u>12/29/21</u> PLANNER ASSIGNED: <u>JVM</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>1/25/22</u> PC MEETING DATE: <u>2/15/22</u> <u>7PM</u> BCC MEETING DATE: _____ FEE: <u>\$675</u>
	PROPERTY OWNER NAME: <u>525 E. TWAIN LLC.</u> ADDRESS: <u>606 OLIVE STREET, SUITE 600</u> CITY: <u>LOS ANGELES</u> STATE: <u>CA</u> ZIP: <u>90014</u> TELEPHONE: <u>213-683-8000</u> CELL: _____ E-MAIL: <u>VAL@ROBHANA.COM</u>
	APPLICANT NAME: <u>Janiya Jeter (The Mixer Lounge)</u> ADDRESS: <u>539 E TWAIN AVE</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>702 490 7328</u> CELL: <u>702 290 0258</u> E-MAIL: <u>TheMixerLounge@gmail.com</u> REF CONTACT ID #: <u>N/A</u>
	CORRESPONDENT NAME: _____ ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-15-302-008
 PROPERTY ADDRESS and/or CROSS STREETS: 525 E Twain ave 89169
 PROJECT DESCRIPTION: Restaurant / BAR

(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.

BY: RHANASAB, TITLE: AUTHORIZED 525 E. TWAIN LLC
 Property Owner (Signature)* SIGNATORY Property Owner (Print)
 STATE OF _____ CALIFORNIA
 COUNTY OF LOS ANGELES

SUBSCRIBED AND SWORN BEFORE ME ON OCTOBER 26, 2021 (DATE)
 By ROBERT HANASAB
 NOTARY PUBLIC: Alan Kabaker ALAN KABAHER



*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.

2

PLANNER COPY

To whom it may concern,

UC-21-0752

This letter is a brief justification letter requesting a special use permit for our business, The Mixer Lounge, located at 539 E Twain Ave, Las Vegas, Nevada 89169.

This Location had a previous special use permit that expired years ago. Because we are opening a new similar type of business under a Supper club license, we are requesting a new and current special use permit. This location will be used as a restaurant with full bar use. We will serve food and there will be alcohol served as well. My business is located in the shopping center at the southwest corner of Twain Ave / Palos Verdes St. If there are any other questions or concerns, please reach out to TheMixerlounge@gmail.com

Thank You

Janiya Jeter - Owner

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EASEMENTS & RIGHT-OF-WAY
(TITLE 30)

FLAMINGO RD/PECOS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-21-0732-BREIT CAMF FLAMINGO OWNER, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Flamingo Road and Rochelle Avenue and between Pecos Road and Mojave Road (alignment), and a portion of right-of-way being Flamingo Road between Pecos Road and Mojave Road (alignment) within Paradise (description on file). TS/nr/jo (For possible action)

RELATED INFORMATION:

APN:

162-24-512-000 through 162-24-512-486; 162-24-512-489 through 162-24-512-494; 162-24-512-497 through 162-24-512-528

LAND USE PLAN:

WINCHESTER/PARADISE - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

This application is a request to vacate and abandon the following: 1) patent easements; and 2) an access easement (right-of-way). The plans depict the vacation and abandonment of 33 foot wide patent easements located throughout the site with 3 foot wide easement extending along the southern property line along Rochelle Avenue. The access easement (right-of-way) is located along Flamingo Road in the northeast portion of the site. The site is currently developed as a condominium complex.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0050-06	Conversion of an apartment complex to a condominium complex	Approved by PC	March 2006
UC-1838-02	526 unit condominium complex	Approved by PC	January 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Commercial shopping center
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1 & R-2	Single family & multiple family

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Public Use, Corridor Mixed-Use & Low Intensity Suburban Neighborhood (up to 5 du/ac)	C-2, R-4, & R-1	CCSD offices, medical school, veteran's housing, & single family
West	Compact Neighborhood (up to 18 du/ac)	R-1 & R-3	Multiple family & assisted living facility

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 patent easements that are not necessary for site, drainage, or roadway development. The right-of-way being vacated is for a driveway on Flamingo Road. The County no longer accepts driveways as a dedication in fee; therefore, the applicant will grant an easement at the driveway location.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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

- Grant new easements if necessary;
- 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: BREIT CAMF FLAMINGO OWNER, LLC

CONTACT: G. C. GARCIA, INC C/O DOUG RANKIN, 1055 WHITNEY RANCH DRIVE,
SUITE 210, LAS VEGAS, NV 89014

DRAFT

APR 21-101508



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>VS-21-0732</u>	DATE FILED: <u>12/20/21</u>
<input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____		PLANNER ASSIGNED: <u>NR</u>	TAB/CAC DATE: <u>1/25/22</u>
		TAB/CAC: <u>Paradise</u>	
		PC MEETING DATE: <u>2/15/22</u>	
		BCC MEETING DATE: _____	
		FEE: <u>\$875</u>	

PROPERTY OWNER	NAME: <u>BREIT C A M F Flamingo Owner LLC c/o LIVCOR PPTY Tax</u>
	ADDRESS: <u>233 S. Wacker Drive, Suite 4700</u>
	CITY: <u>Chicago</u> STATE: <u>IL</u> ZIP: <u>60690</u>
	TELEPHONE: <u>312-466-3589</u> CELL: _____
	E-MAIL: <u>dodds@livcor.com</u>

APPLICANT	NAME: <u>BREIT C A M F Flamingo Owner LLC c/o LIVCOR PPTY Tax</u>
	ADDRESS: <u>233 S. Wacker Drive, Suite 4700</u>
	CITY: <u>Chicago</u> STATE: <u>IL</u> ZIP: <u>60690</u>
	TELEPHONE: <u>312-466-3589</u> CELL: _____
	E-MAIL: <u>dodds@livcor.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>G.C. Garcia, Inc c/o Melissa Eure</u>
	ADDRESS: <u>1055 Whitney Ranch Drive, Suite 210</u>
	CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89014</u>
	TELEPHONE: <u>702-435-9909</u> CELL: _____
	E-MAIL: <u>acole@gcgarciainc.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-24-512-000 through 162-24-512-527

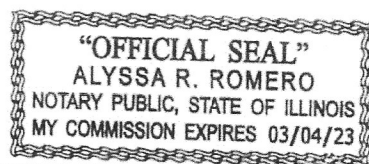
PROPERTY ADDRESS and/or CROSS STREETS: Pecos & Flamingo near the SWC

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.

[Signature]
 1153000-146-3377-1120
 Property Owner (Signature)*

Leslie Robelly, Authorized
 Property Owner (Print) Secretary

STATE OF NEVADA ILLINOIS
 COUNTY OF COOK
 SUBSCRIBED AND SWORN BEFORE ME ON 10/20/2021 (DATE)
 By Leslie M. Robelly
 NOTARY PUBLIC: Alyssa R. Romero



*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.



GCGARCIA

December 2, 2021 (revised)

**PLANNER
COPY**

VS-21-0732

Nancy Amundsen, Director
Clark County Current Planning
500 S. Grand Central Pkwy
Las Vegas, NV 89155

RE: Request: Vacate patent easements and dedications over the driveway (ROW)
APN: 162-24-512-000 through 162-24-512-527

Dear Nancy:

On behalf of our client, Breit CAMF Flamingo Owner LLC c/o Livcor PPTY, please accept the attached application and corresponding documents as a request to vacate portions of and/or remove multiple patent easements located on the existing condominium site and vacate a portion of public right of way over an existing driveway per preliminary review comments received by the mapping team upon a review of our parcel map request submitted (MSM-21-600023). See attached detailed exhibits for additional information.

Patent Easement:

- #1150985 - South thirty-three (33 .00) feet, West thirty-three (33.00) feet and East thirty-three (33.00) feet of Government Lot 4, being the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of said Section 24;
- #1150861 - South thirty-three (33.00) feet, West thirty-three (33.00) feet, and East thirty-three (33.00) feet of Government Lot 3, being the East Half (E 1/2) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of said Section 24;
- #1150866 - South three (3.00) feet, West thirty-three (33.00) feet, North thirty-three (33 .00) feet and East thirty-three (33.00) feet of Government Lot 29, being the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of said Section 24;
- #1157995 - South three (3.00) feet, West thirty-three (33.00) feet, North thirty-three (33.00) feet and East thirty-three (33 .00) feet of Government Lot 30, being the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of said Section 24;
- #1156116 - South three (3.00) feet, West thirty-three (33.00) feet, North thirty-three (33.00) feet and East thirty-three (33.00) feet of Government Lot 31, being the West Half (W 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of said Section 24;
- #1145393 - South three (3.00) feet and the West thirty-three (33) feet of Government Lot 32, being the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of said Section 24

Please note: All of the above have exceptions and reservations as listed in the exhibits provided.



GCGARCIA

A Planning & Development Services Corporation

1055 Whitney Ranch Dr., Suite 210, Henderson, NV 89014
Telephone: (702) 435-9909 Facsimile: (702) 435-0457 E-Mail: ggarcia@gcgarciainc.com

Vacation of a portion of public right of way:

As shown by the Final Map of Fountains at Flamingo, A Condominium Community", recorded in Book 132 of Plats, Page 18, Official Records, lying within the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 24, Township 21 South, Range 61 East, M.D.M, Clark County, Nevada, and more particularly described as follows;

Commencing at the northeast corner of Parcel 1 as shown by said Plat, said point coincident with a point on the southerly right of way line of Flamingo Road, thence along the northerly line of said Parcel 1 and the southerly right of way line of Flamingo Road, South 88°23'49" West, 30.33 feet to the **Point of Beginning**, said point coincident with the beginning of a 19.00 foot radius curve; Thence departing said lines, along said curve to the left, concave southeasterly, through a central angle of 90°00'36", an arc length of 29.85 feet; Thence South 88°24'00" West, 62.00 feet to the beginning of a non-tangent curve to which point a radial line bears North 88°23'49" East; Thence along said curve to the left, concave southwesterly, through a central angle of 90°00'00", an arc length of 29.85 feet to a point on the northerly line of said Parcel 1, said point coincident with a point on the southerly right of way line of Flamingo Road; Thence along said lines, North 88°23'49" East, 100.00 feet to the **Point of Beginning**.

If you have any questions regarding this request please feel free to reach out to me at (702) 435-9909.

Sincerely,



Melissa Eure,
President