



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

April 12, 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 March 29, 2022. (For possible action)
- IV. Approval of the Agenda for April 12, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning

- 1. **ET-22-400017 (UC-1721-06)-PALAZZO CONDO TOWER, LLC:**
USE PERMITS SIXTH EXTENSION OF TIME to commence the following: 1) resort condominiums in conjunction with an existing resort hotel (The Venetian); 2) increased building height; 3) associated accessory and incidental commercial uses, buildings, and structures; and 4) deviations from development standards.
DEVIATIONS for the following: 1) reduce on-site parking requirements; 2) reduce the height setback ratio from an arterial street; 3) encroachment into airspace; and 4) all other deviations as shown on plans in file.
DESIGN REVIEWS for the following: 1) a 632 foot high, high-rise resort condominium tower including kitchens in rooms; 2) all associated accessory uses, retail areas, and amenity areas (The Venetian/Palazzo); and 3) revisions to an already approved retail component associated with the Venetian/Palazzo (Walgreens) on a portion of 62.9 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 Sands Avenue within paradise. TS/jor/syp (For possible action) **BCC 4/6/22**
- 2. **ET-22-400035 (WS-19-0963)-SID 52, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduce parking; and 2) permit encroachment into airspace.
DESIGN REVIEW for a hotel on a portion of 5.5 acres in an H-1 (Limited Resort and Apartment) (AE-65 & AE-70) Zone. Generally located 550 feet north of Tropicana Avenue and the west side of Kelch Drive within Paradise. JG/jt/syp (For possible action) **BCC 5/4/22**
- 3. **UC-22-0129-UNITED INVESTMENTS, LLC:**
USE PERMIT for a cannabis establishment (distribution) in conjunction with a previously approved cannabis facility on 0.4 acres in an M-D (Designed Manufacturing) Zone. Generally located on the north side of Nevso Drive, 215 feet east of Cameron Street within Paradise. MN/nr/syp (For possible action) **BCC 5/4/22**
- 4. **UC-22-0123: PARK 2000**
USE PERMIT to allow a personal services business within a portion of an existing office/warehouse complex on 1.0 acre in an M-1 (Light Manufacturing) (AE-70) Zone. Generally located on the east side of McLeod Drive, approximately 500 feet north of Sunset Road within Paradise. JG/sd/syp (For possible action) **PC 5/3/22**

- VII. General Business (For possible action)
- 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: April 26, 2022.
- X. Adjournment.

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

RESORT CONDOMINIUM
(TITLE 30)

LAS VEGAS BLVD S/SANDS AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-22-400017 (UC-1721-06)-PALAZZO CONDO TOWER, LLC:

USE PERMITS SIXTH EXTENSION OF TIME to commence the following: **1)** resort condominiums in conjunction with an existing resort hotel (The Venetian); **2)** increased building height; **3)** associated accessory and incidental commercial uses, buildings, and structures; and **4)** deviations from development standards.

DEVIATIONS for the following: **1)** reduce on-site parking requirements; **2)** reduce the height setback ratio from an arterial street; **3)** encroachment into airspace; and **4)** all other deviations as shown on plans in file.

DESIGN REVIEWS for the following: **1)** a 632 foot high, high-rise resort condominium tower including kitchens in rooms; **2)** all associated accessory uses, retail areas, and amenity areas (The Venetian/Palazzo); and **3)** revisions to an already approved retail component associated with the Venetian/Palazzo (Walgreens) on a portion of 62.9 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 Sands Avenue within paradise. TS/jor/syp (For possible action)

RELATED INFORMATION:

APN:

162-16-213-002 through 162-16-213-004; 162-16-213-006; 162-16-213-010 through 162-16-213-012; 162-16-213-021 through 162-16-213-047; 162-16-213-050; 162-16-213-051; 162-16-301-011; 162-16-311-003 through 162-16-311-006; 162-16-311-009; 162-16-311-011 through 162-16-311-012; 162-16-702-002

USE PERMITS:

1. Allow 280 resort condominiums with kitchens in rooms.
2. Increase building height to 632 feet where 100 feet is the standard in an H-1 Zone without use permit (a 532% increase).
3. Allow for accessory uses including commercial/retail restaurants, meeting rooms, and recreational areas.
4. Deviations from development standards.

DEVIATIONS:

1. Reduce the on-site parking requirement for the Palazzo Resort condominium tower from 178 spaces to 157 spaces (a 12% reduction).
2. Reduce the height setback ratio from Las Vegas Boulevard South to 100 feet where 200 feet is the standard (a 50% reduction).

3. Permit encroachment into airspace.
4. All other deviations as shown per plans on file.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3377 Las Vegas Boulevard South
- Acreage: 63 (portion)
- Number of Units: 280 resort condominiums
- Project Type: High-rise resort tower including kitchens
- Building Height (feet): 632
- Parking Required/Provided: 11,990/12,025

Site Plan & History

The original application UC-1721-06 was approved by the Board of County Commissioners (BCC) in January 2007. The request consisted of use permits, deviations, and design reviews to allow construction of a 632 foot high resort condominium tower with retail areas. Construction was completed on the lower level retail portion of the project; however, construction on the condominium tower was halted with the downturn of the economy in 2008. The land use requests have been extended 5 times, the last of which was approved in April 2017 via ET-0021-17. The original plans depicted a resort condominium tower located on a portion of the west side of the existing resort hotel adjacent to Las Vegas Boulevard South. The approved tower included 280 resort condominium units as well as retail and restaurant uses. The resort condominium portion of the tower is located above the existing Walgreens and other commercial areas of the Palazzo Resort Hotel. No revisions to the previously approved site plans are proposed with this extension of time.

Elevations

The approved tower has an overall height of 632 feet with the first stories consisting of traditional design which includes brick facades, extended vertical windows, pillars, and other enhancements. Above the first stories and podium, the remainder of the tower consists of condominium units with modern glass and steel facade. Vertical fins and thick decorative cornice cap the top of the tower. No revisions to the previously approved elevations are proposed with this application.

Previous Conditions of Approval

Listed below are the approved conditions for UC-1721-06 (ET-0021-17):

Current Planning

- Until January 17, 2022 to commence.
- Applicant is advised that finalized Development Agreement is required prior to any additional permits; substantial change in circumstances or regulations may warrant denial

or added conditions to an extension of time; 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

- Compliance with previous conditions

Listed below are the approved conditions from UC-1721-06 (ET-0053-15):

Current Planning

- Until January 17, 2017 to commence.
- Applicant is advised that finalized Development Agreement is required prior to any additional permits; substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works Development Review

- Compliance with previous conditions.

Building/Fire Prevention

- Applicant is advised that the proposal has been reviewed and it does not conflict with Fire Code requirements.

Listed below are the approved conditions from UC-1721-06 (ET-0001-13):

Current Planning

- Until January 17, 2015 to commence;
- Crane used when construction recommences shall be removed months after or suspension of construction.
- Applicant is advised that finalized Development Agreement is required prior to any additional permits; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to existing public sanitary sewer; at the time of restart of construction of the unfinished condo tower, CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates from all phases of the proposed project at build-out to verify sewer point-of-connection; connection fees at the current CCWRD rates will also need to be addressed at restart; and that CCWRD has no objection to the time extension.

Listed below are the approved conditions from UC-1721-06 (ET-0004-11):

Current Planning

- Until January 17, 2013 to commence;
- All applicable standard conditions for this application type.
- Applicant is advised to dismantle the cranes for the condominium tower until construction commences per conditions of DR-0562-10; finalize Development Agreement prior to any permits; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works Development Review

- Compliance with previous conditions.

Listed below are the approved conditions from UC-1721-06 (ET-0008-09):

Current Planning

- Until January 17, 2011 to commence;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Civil Engineering

- Compliance with previous conditions.

Listed below are the approved conditions from UC-1721-06:

Current Planning

- Expunge UC-1191-06;
- Design review as public hearing for any significant changes to the plans;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within years of approval date or it will expire.

Civil Engineering

- Coordinate additional off-site improvements required by UC-2002-04 and revise off-site plans, if necessary;

Department of Aviation

- No building permits shall be released for the project prior to the Department of Aviation notifying Zoning Plan Check that the applicant has received all necessary airspace approvals;
- Applicant is required to file valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;

- If applicant does not obtain written concurrence to "Property Owner's Shielding Determination Statement," then applicant must also receive either Permit from the Director of Aviation or Variance from the Airport Hazard Areas Board of Adjustment prior to construction as required by Section 30.48 Part of the Clark County Unified Development Code.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or AHABA Variance will be approved.

Applicant's Justification

Per the applicant, the project remains viable and relevant to the surrounding areas. Furthermore, the project continues to be screened to minimize any visual impacts from the unfinished portions of the project. In addition, the applicant is a party to an agreement for the acquisition of the property, along with the entire Venetian/Palazzo campus. With the anticipated change in ownership of the property, the land use entitlements should be maintained in order to provide some additional time for the new ownership process and assess the completion of the project or alternative options for the future development of the property which will provide first class facilities to the property and the Las Vegas Strip.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1721-06 (ET-0021-17)	Fifth extension of time for 280 resort condominiums with kitchens	Approved by BCC	April 2017
UC-1721-06 (ET-0053-15)	Fourth extension of time for 280 resort condominiums with kitchens	Approved by BCC	September 2015
UC-1721-06 (ET-0001-13)	Third extension of time for 280 resort condominiums with kitchens	Approved by BCC	February 2013
UC-0591-12	Permit primary means of access to an outside November dining/drinking area from the exterior of the resort hotel and waiver of conditions of a use permit (UC-0214-12) limiting temporary events longer than 10 days to 1 event per year	Approved by BCC	November 2012
DR-0231-12	Animated sign and revisions to a previously approved comprehensive sign package	Approved by BCC	November 2012
UC-0214-12	Outdoor festival	Approved by BCC	June 2012
UC-0052-12	Animated sign and revisions to a previously approved comprehensive sign package	Approved by BCC	March 2012
UC-1721-06 (ET-0004-11)	Second extensions of time for 280 resort condominiums with kitchens - until January 17, 2013	Approved by BCC	March 2011
DR-0140-11	Redesigned and modifications to the exterior and interior of the existing resort hotel	Approved by BCC	May 2011
DR-0562-10	Sign package	Approved by BCC	January 2011

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0017-09	Reduced setback along Las Vegas Boulevard South and a design review for revisions/additions to a previously approved comprehensive sign package	Approved by BCC	February 2009
UC-1721-06 (ET-0008-09)	First extension of time for 280 resort condominiums with kitchens	Approved by BCC	February 2009
UC-0347-08	Allowed 421 resort condominiums with kitchens in the units where 280 were previously approved with UC-1721-06 - expired	Approved by BCC	May 2008
UC-1721-06	Original application for 280 resort condominiums with kitchens	Approved by BCC	January 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Wynn/Encore Resort Hotel
South	Entertainment Mixed-Use	H-1	Harrah's Resort Hotel
East	Entertainment Mixed-Use	H-1	MSG Sphere, parking lot for Wynn, & portions of Palazzo/Venetian Resort Hotels
West	Entertainment Mixed-Use	H-1	T.I. & Mirage Resort Hotels

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval; however, a number of Code sections relating to resort hotels including resort condominiums have changed. The applicant finalized a Certificate of Completion for what currently exists today. However, the applicant has not diligently pursued completion of the project since its approval 16 years ago (UC-1721-06). Any new development on the site should be reviewed in accordance with current Title 30 Code regulations at the time new owners are interested in developing this parcel since Current Planning is presently undergoing an update on the Development Code. Since the applicant has not shown a significant progress towards completing the project, staff recommends denial.

Department of Aviation

The development still penetrates the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the

Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

More importantly, the development still penetrates the Part 77 airspace surface (Airport Airspace Overlay District), as defined by Section 30.48.100 of the Clark County Unified Development Code. Therefore, as required by Section 30.16.210(12)(D) of the Clark County Unified Development Code, final action cannot occur until the FAA has issued an airspace Determination of No Hazard that is still valid, and the Department of Aviation has reviewed the latest determination. (Note that Section 30.16.210(12)(D) requires that the FAA Determination of No Hazard shall be submitted 2 weeks prior to final approval for any proposed structure that intrudes into Airport Airspace Overlay District [see Chapter 30.48 Part B].)

Staff Recommendation

Denial.

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

If approved:

- Until April 6, 2024 to commence.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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; 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

- Compliance with previous conditions.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77;
- Applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 PART B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA and is still valid.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's

airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: PALAZZO CONDO TOWER, LLC

**CONTACT: JAMIE THALGOTT, 100 N. CITY PARKWAY, SUITE 1600, LAS VEGAS, NV
89106**

DRAFT

HOTEL
(TITLE 30)

TROPICANA AVE/KELCH DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-22-400035 (WS-19-0963)-SID 52, LLC:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduce parking; and 2) permit encroachment into airspace.
DESIGN REVIEW for a hotel on a portion of 5.5 acres in an H-1 (Limited Resort and Apartment) (AE-65 & AE-70) Zone.

Generally located 550 feet north of Tropicana Avenue and the west side of Kelch Drive within Paradise. JG/jt/syp (For possible action)

RELATED INFORMATION:

APN:

162-21-810-008 ptn; 162-21-810-009

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.5 (portion)
- Project Type: Hotel
- Number of Stories: 5
- Building Height (feet): 68
- Square Feet: 117,842
- Parking Required/Provided: 181/131

Site Plan

The original site plan depicted a proposed hotel located near the center of the southern parcel (162-21-810-009). Setbacks for the hotel are approximately 31 feet to the north property line, 25 feet to the south property line, 123 feet to the east property line along Kelch Drive, and 63 feet to the west property line. Access to the site is provided by 2 driveways from Kelch Drive, which is a private drive, and parking spaces are located on the north, east, and west sides of the hotel. A portion of the parking spaces and northern driveway entrance extend onto the northern parcel (162-21-810-008), the remainder of the northern parcel will remain undeveloped. Also, a portion of the southern driveway extends onto the adjacent parcel to the south, but this driveway and

drive aisle currently exist and are not a part of this application. Around the exterior of the hotel, outdoor seating areas are located on both the east and west sides of the building, and a pool area is located near the southeast side of the building.

Landscaping

Landscaping includes a 15 foot wide landscape area with detached sidewalk along Kelch Drive, an 8 foot wide landscape strip on the north side of the northern parking spaces, a 5 foot wide landscape strip along the west property line, and landscape fingers throughout the parking lot. In addition, landscaping is provided around the base of the hotel, around outdoor seating areas on both the east and west sides of the hotel, and around the pool area located in the southeast portion of the site.

Elevations

The previously approved 68 foot tall hotel includes a modern design with parapet walls along the roofline at various heights, off-set surface planes on the elevations, and complementary earth tone colors including eider white, acier, peppercorn, and jute brown. Materials include painted stucco, cultured stone veneer, and aluminum storefront and window frames.

Floor Plan

The first floor includes a front desk, lobby, lounge, dining area, breakfast buffet, bar for hotel guests, meeting rooms, fitness room, offices, and hotel rooms. The second through fifth floors consist mostly of hotel rooms.

Previous Conditions of Approval

Listed below are the approved conditions for WS-19-0963:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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;
- Traffic study and compliance.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment

(AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the 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 FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment; 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0718-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the construction bidding process has started, and the applicant is waiting for the availability of a general contractor. Permitting is expected to begin in the summer of 2022.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0963	Original application for a hotel with encroachment into airspace and reduced parking	Approved by BCC	February 2020
UC-0361-15	Hotel and restaurant with increased height and reduced parking - expired	Approved by BCC	November 2015
UC-1847-05	Timeshare development with office, retail, and restaurant uses - development plans depicted the portion included under this request as not a part even though the parcels were included	Approved by BCC	April 2006

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0511-00	Reclassified to H-1 zoning for a motel/hotel with office, convention, restaurant, and other accessory facilities	Approved by BCC	May 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Entertainment Mixed-Use	H-1	Undeveloped
East	Entertainment Mixed-Use	H-1	Undeveloped, timeshare with office, retail, & restaurant uses

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. Building permits have been submitted for this project, and the building permits are under review. As a result, the applicant is making progress on completing the hotel, and staff can support the extension of time for 2 additional years.

Department of Aviation

The development still penetrates the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

More importantly, the development still penetrates the Part 77 airspace surface (Airport Airspace Overlay District), as defined by Section 30.48.100 of the Clark County Unified Development Code. Therefore, as required by Section 30.16.210(12)(D) of the Clark County Unified Development Code, final action cannot occur until the FAA has issued an airspace determination of No Hazard that is still valid and the Department of Aviation has reviewed the latest determination. (Note that Section 30.16.210(12)(D) requires that the FAA Determination of No Hazard shall be submitted 2 weeks prior to final approval for any proposed structure that intrudes into Airport Airspace Overlay District [see Chapter 30.48 Part B].)

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

- Until February 5, 2024 to commence.
- 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; 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

- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Howard Hughes Parkway Extension and Tompkins, Koval to Paradise improvement projects.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77;
- Applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 PART B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA and is still valid.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: RON DAVISON
CONTACT: RON DAVISON, 1785 VILLAGE CENTER CIRCLE, LAS VEGAS, NV 89134

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 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 checked="" type="checkbox"/> EXTENSION OF TIME (ET) WS-19-0963 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>ET-22-400035</u> DATE FILED: <u>3/8/22</u> PLANNER ASSIGNED: <u>JCT</u> TAB/CAC: <u>PARADISE</u> TAB/CAC DATE: <u>4/12/22</u> PC MEETING DATE: <u>—</u> BCC MEETING DATE: <u>5/4/22</u> FEE: <u>\$600⁰⁰</u>
	PROPERTY OWNER NAME: <u>SID 52 LLC</u> ADDRESS: <u>2 Magic Stone</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: _____ CELL: <u>702-478-0008</u> E-MAIL: <u>Malwinder.Sidhu@gmail.com</u>
	APPLICANT NAME: <u>SID52 LLC</u> ADDRESS: <u>2 Magic Stone Ln</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: _____ CELL: <u>702-478-0008</u> E-MAIL: _____ REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Ron Davison</u> ADDRESS: <u>1785 Village Center Circle</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89134</u> TELEPHONE: <u>702-403-1575</u> CELL: <u>702-830-1318</u> E-MAIL: <u>ron@design-cell.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-21-810-009 4008

PROPERTY ADDRESS and/or CROSS STREETS: 4819 Kelch Drive

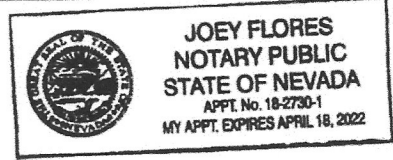
PROJECT DESCRIPTION: New Construction of a 5 story 181 room Springhill Suites Hotel

(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.

Malwinder Sidhu
 Property Owner (Signature)* Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 04/11/2022 (DATE)
 By Malwinder Sidhu
 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.

2

January 13, 2022

Clark County Department of Planning

500 S. Grand Central Parkway
Las Vegas, NV 89155
Phone: (702) 455-4314

Re: Time Extension - Justification Letter
APN: 16221810008, 16221810009
WS-19-0963
Parcel #162-21-810-009 4008

To whom it may concern:

The purpose of this letter is to request a time extension to continue our Waivers of Development Standards from Design Review for this proposed hotel. The extension is needed due wait on the bidding process (in progress) and availability of a General Contractor. The project is expected to be permitted sometimes in July 2022.

We appreciate your consideration in the review and recommendation of approval of the time extension application. The Deed was not included with this application because the ownership has not changed.

Sincerely,

Ron Davison
DesignCell Architecture

2

CANNABIS DISTRIBUTION
(TITLE 30)

CAMERON ST/NEVSO DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0129-UNITED INVESTMENTS, LLC:

USE PERMIT for a cannabis establishment (distribution) in conjunction with a previously approved cannabis facility on 0.4 acres in an M-D (Designed Manufacturing) Zone.

Generally located on the north side of Nevso Drive, 215 feet east of Cameron Street within Paradise. MN/nr/syp (For possible action)

RELATED INFORMATION:

APN:

162-19-113-005; 162-19-113-006

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4160 Cameron Street
- Site Acreage: 0.4
- Project Type: Cannabis distribution
- Number of Stories: 2
- Building Height (feet): 27
- Square Feet: 12,200
- Parking Required/Provided: 54/54 (entire complex)

Site Plan

The plan depicts a medical/retail cannabis establishment (cultivation) located within an existing 12,200 square foot office/warehouse building. The subject building is located on the east side of an existing office/warehouse complex. Access to the site is provided by driveways on both Cameron Street on the west side of the site and Nevso Drive on the south side of the site.

Landscaping

Landscaping is not a part of this request.

Elevations

The elevations depict a 27 foot high building constructed of painted concrete tilt-up panels.

Fabric awnings and storefront glazing are located at the entrances. Two overhead roll-up doors are depicted on the east elevation.

Floor Plan

The first floor includes the following: bloom rooms, vegetative rooms, clone room, trim room, dry room, product room, storage room, locker room, offices, and restrooms. The second floor includes the following: bloom rooms, vegetative rooms, washroom, and dry room.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed distribution is an ancillary use under their cultivation license. The proposed use would allow the product to be moved from one licensed location to another.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-18-900649	Retail and medical cultivation	Approved by ZA	October 2018
UC-0606-15	Medical cannabis establishment and waiver for separation for a cannabis cultivation	Approved by BCC	October 2015
VS-1093-96	Vacated and abandoned patent easements	Approved by PC	March 1996
TM-0042-96	Commercial & industrial subdivision	Approved by PC	March 1996
ZC-1900-95	Reclassified to M-D zoning for an office warehouse complex	Approved by BCC	January 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Entertainment Mixed-Use	M-D	Office warehouse complex
South	Entertainment Mixed-Use	M-1	Outside storage
East	Entertainment Mixed-Use	M-1	Mini-warehouse

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 that the proposed cannabis distribution use will not have an undue adverse effect on adjacent properties and the character of the area. Furthermore, the request is in harmony with the goals and objectives of the Master Plan, specifically Goal 1 to promote economic viability, employment opportunities with developments that are compatible with adjacent land uses, the natural environment, and are well integrated with appropriate circulation systems, services, and facilities. Therefore, 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- A valid Clark County business license must be issued for this business within 2 years of approval or the application will expire.
- 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: SCOTT SIBLEY

CONTACT: SCOTT SIBLEY, PO BOX 98438, LAS VEGAS, NV 89193

APR-22-100054



CANNABIS ESTABLISHMENT APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION FOR REVIEW (AR) (ORIGINAL APPLICATION #) CANNABIS ESTABLISHMENT <input type="checkbox"/> CULTIVATION FACILITY <input type="checkbox"/> DISPENSARY <input checked="" type="checkbox"/> DISTRIBUTOR <input type="checkbox"/> INDEPENDENT TESTING LABORATORY <input type="checkbox"/> PRODUCTION FACILITY <input type="checkbox"/> RETAIL CANNABIS STORE	STAFF APP. NUMBER: <u>UC-22-0129</u> DATE FILED: <u>3/3/2022</u> PLANNER ASSIGNED: <u>NR</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>4/12/22</u> PC MEETING DATE: <u> </u> BCC MEETING DATE: <u>5/4/2022</u> FEE: <u>\$5,175</u>
	APPLICANT NAME: <u>Nevada Holistic Medicine, LLC</u> ADDRESS: <u>PO Box 98438</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89193</u> TELEPHONE: <u>702-382-2747</u> CELL: <u>702-353-3397</u> E-MAIL: <u>ssibley@nevadalegalnews.com</u> REF CONTACT ID #: <u> </u>

CORRESPONDENT	NAME: <u>Scott Sibley</u>
	ADDRESS: <u>930 S. 4th Street #100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u>
	TELEPHONE: <u>702-382-2747</u> CELL: <u>702-353-3397</u>
	E-MAIL: <u>ssibley@nevadalegalnews.com</u> REF CONTACT ID #: <u> </u>

ASSESSOR'S PARCEL NUMBER(S): 162-19-113-005 and 162-19-113-006

PROPERTY ADDRESS and/or CROSS STREETS: 4160 S. Cameron Street, Las Vegas, NV 89103

PROJECT DESCRIPTION: Recreational Distribution Facility

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

Property Owner (Signature)* Joyce Kwan

Property Owner (Print) Joyce Kwan

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON January 28, 2022 (DATE)
 By Joyce Kwan

NOTARY PUBLIC: Heather Ebnetter



*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.



NEVADA HOLISTIC MEDICINE

January 13, 2022

Clark County Comprehensive Planning
500 S. Grand Central Pkwy #1
Las Vegas, NV 89155

**PLANNER
COPY**

UC-22-0129

Re: Nevada Holistic Medicine, LLC
Land Use Application - Recreational Distribution Facility

To Whom It May Concern:

This is our formal request to issue a Special Use Permit to Nevada Holistic Medicine, LLC to have their distribution license accepted at 4160 Cameron Street, Las Vegas, NV 89103.

The Distribution license is an ancillary use under the Cultivation License. This will allow marijuana product to be moved from 4160 Cameron Street (the location of our Recreational/Medical Cultivation license) to less than a mile away to 4660 Decatur Street (the location of our Retail Marijuana Dispensary). Approval of this Land Use Application will allow us to move product in a shorter and safer manner, so we are not using a distributor from a further location, thus reducing traffic and security issues that arise from moving Marijuana Product across town.

The proposed use will not result in a substantial or undue adverse effect on adjacent properties. Nor will it alter the character of the neighborhood, traffic conditions, parking, public improvements, public facilities and services, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare.

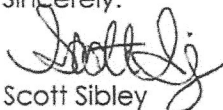
Per title 30.60-5 parking for a Distribution facility is one parking spot per each employee of the shift with the greatest number of employees. We currently have 25 parking spaces two of which are handicapped spaces. We currently have less than five employees for the facility, so we are well above the required parking spaces needed. We have no shared agreement regarding parking spots on the lease as all 25 spots are for our facility.

In applying the test for a Special Use Permit, it is important to understand the ambient conditions. The Property is located on land zoned for manufacturing/industrial type uses and is part of a larger industrial area. The Applicant's proposed location meets the distance separations as required by the Code for Schools and community facilities. There are no schools located within 1,000 feet of the Property, nor are there community facilities within 300 feet.

930 S. Fourth Street, Suite 100, Las Vegas, NV 89101

Thank you for your assistance in processing this Land Use Application. If there is any additional information needed to process this application, please contact me at (702)353-3397.

Sincerely:



Scott Sibley
Nevada Holistic Medicine, LLC

930 S. Fourth Street, Suite 100, Las Vegas, NV 89101

3

PERSONAL SERVICES
(TITLE 30)

MCLEOD DR/SUNSET RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0123-PARK 2000:

USE PERMIT to allow a personal services business within a portion of an existing office/warehouse complex on 1.0 acre in an M-1 (Light Manufacturing) (AE-70) Zone.

Generally located on the east side of McLeod Drive, approximately 500 feet north of Sunset Road within Paradise. JG/sd/syp (For possible action)

RELATED INFORMATION:

APN:
162-36-410-049 ptn

LAND USE PLAN:
WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6396 McLeod Drive
- Site Acreage: 1.0 (portion)
- Project Type: Personal services
- Square Feet: 840 (lease area)
- Parking Required/Provided: 150/240

Site Plans

The plans depict an existing office building within a portion of Park 2000, a larger office/warehouse complex, and more specifically, 1 site with 5 buildings. Access to the complex is from McLeod Drive and Sunset Road with cross-access throughout the complex and adjacent properties. This application is for personal services and involves other services under an esthetician license.

Landscaping

Landscaping is not a part of this request.

Elevations

The plans depict an office complex with 5 single story office/warehouse buildings with pitched roof lines, stucco exterior finish, concrete tile roof, and other architectural enhancements.

Floor Plans

The plans depict several rooms offering services to clients and include a reception area, lash room, permanent makeup room, and restroom.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that their business will provide the community with services, including permanent makeup, facials, hair removal, and lashes.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0841-98	Office/warehouse facility	Approved by PC	July 1998
DR-1195-96	Office/warehouse facility	Approved by PC	September 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, West, & East	Business Employment	M-1	Warehouse/office complex
South	Business Employment	C-2 & M-1	Commercial

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 that the proposed use is appropriate for the existing office complex. The use should not generate a significant increase in traffic or pose any negative impacts to the office complex and the surrounding areas. There is adequate parking to support the use; therefore, staff supports this request.

Department of Aviation

The property lies within the AE-70 (70 - 75 DNL) noise contour for Harry Reid 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 Harry Reid 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that approval of this application does not constitute or imply approval of any other county issued permit, license, or approval; 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.

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: LILIA JIMENEZ

CONTACT: LILIA JIMENEZ, SHADES OF BEAUTY BY LILY, 6396 MCLEOD DR. #4, LAS VEGAS, NV 89120