



Winchester Town Advisory Board

October 29, 2019

MINUTES

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

Secretary: Victoria Bonner, 702-335-9205 victoriabelleb@gmail.com

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

- I. Call to Order, Pledge of Allegiance, Roll Call, (see above) County Staff Introductions Mark Donohue; Planning, Beatriz Martinez; Town Liaison, Victoria Bonner; Secretary. The meeting was called to order at 6:00p.m.
- II. Public Comment
None
- III. Approval of September 24, 2019 Minutes
Moved by: Delibos
Approve minutes as submitted
Vote: 4-0 Unanimous
- IV. Approval of Agenda for October 29, 2019
Moved by: Delibos
Approve as submitted
Vote: 4-0 Unanimous
- V. Informational Items
 1. Announcements of upcoming neighborhood meetings and County or community meetings and events(for discussion)

Beatriz Martinez invited the community to Life and Death Festival at the Winchester Community

Center. This will be held on November 1 and 2, 2019 from 5 p.m. – 9 p.m. Neighborhood Clean up at Sunrise Trailhead. This will be held November 16, 2019 from 9 a.m. – 12 p.m.

VI. Planning & Zoning:

1. **UC-19-0778-LCR 3025 HIGHLAND, LLC:**

USE PERMIT for a marijuana establishment (dispensary).

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; **2)** allow a roof sign; **3)** increase wall sign area; and **4)** allow an animated (video) sign.

DESIGN REVIEW for signage in conjunction with an approved marijuana establishment (retail marijuana store and dispensary) on 1.3 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Highland Drive, 750 feet south of Edna Avenue within Winchester. TS/sd/jd (For possible action) **11/20/19 BCC**

Moved By- Delibos

Approve- with request to come back to TAB with full disclosure of sign usage.

Vote: 3-1

2. **UC-19-0779-LCR 3025 HIGHLAND, LLC:**

USE PERMIT for a proposed marijuana establishment (retail marijuana store) on 1.3 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Highland Drive, 750 feet south of Edna Avenue within Winchester. TS/sd/jd (For possible action) **11/20/19 BCC**

Moved By- Delibos

Approve- with staff conditions

Vote: 4-0 Unanimous

3. **WS-19-0803-LV – PCPS, LLC & LV – AM, LLC:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the setback from a future right-of-way (Las Vegas Boulevard South); and **2)** permit non-standard improvements (building, structures, and landscaping) within a future right-of-way (Las Vegas Boulevard South).

DESIGN REVIEW for renovation of porte-cochere, water feature and additions and revisions to include structures, and additional site enhancements for a remodel of an existing resort hotel on 17.5 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South and the south side of Sahara Avenue within Winchester. TS/sd/ja (For possible action) **11/20/19 BCC**

Moved By-Delibos

Approve- with staff conditions

Vote: 4-0 Unanimous

VI. General Business

VII. Public Comment

Walter Seip talked about Clark County funds.

VIII. Next Meeting Date

The next regular meeting will be November 12, 2019

IX. Adjournment

The meeting was adjourned at 6:43 p.m.

DRAFT

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., NOVEMBER 12, 2019**

12/04/19 BCC

1. **UC-19-0806-MARYLAND VIEW LP & SAHPAV LLC:**
USE PERMIT for a proposed major training facility within a portion of an existing shopping center on 5.1 acres in a C-2 (General Commercial) Zone. Generally located on the east side of Decatur Boulevard, 830 feet south of Sahara Avenue within Winchester. TS/md/jd (For possible action)

2. **ZC-19-0747-EASTSIDE ACQUISITION, LLC:**
ZONE CHANGE to reclassify 1.8 acres from C-1 (Local Business) Zone and M-D (Designed Manufacturing) Zone to C-2 (General Commercial) Zone.
USE PERMITS for the following: 1) reduced separation from a convenience store to a residential use; and 2) reduced separation from a gasoline station to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced separation for a trash enclosure; 2) reduced driveway separation; and 3) allow modified driveway design standards.
DESIGN REVIEWS for the following: 1) commercial center with a restaurant (coffee shop) with a drive-thru, convenience store, and gasoline station; and 2) alternative parking lot landscaping. Generally located on the north side of Desert Inn Road and the west side of Pecos Road within Winchester (description on file). TS/pb/xx (For possible action)

12/04/19 BCC AGENDA SHEET

MAJOR TRAINING FACILITY
(TITLE 30)

DECATUR BLVD/SAHARA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0806-MARYLAND VIEW LP & SAHPAV LLC:

USE PERMIT for a proposed major training facility within a portion of an existing shopping center on 5.1 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Decatur Boulevard, 830 feet south of Sahara Avenue within Winchester. TS/md/jd (For possible action)

RELATED INFORMATION:

APN:

162-07-101-016 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2650 S. Decatur Boulevard
- Site Acreage: 5.1 (portion)
- Project Type: Major training facility (cosmetology school)
- Number of Stories: 2
- Square Feet: 16,519 (lease area)
- Parking Required/Provided: 645/727 (overall center)

Site Plan

This is a project of regional significance as defined by Title 30 as the development proposal is located within 500 feet of a local government's jurisdiction (City of Las Vegas). The plans depict a proposed major training facility (cosmetology school) located within a 16,519 lease area along the southwest property line of an existing shopping center. Access to the shopping center is granted via existing commercial driveways along Decatur Boulevard and Sahara Avenue. The shopping center requires 645 parking spaces where 727 spaces are provided. The proposed hours of operation for the school are 8:30 a.m. to 4:00 p.m., Tuesday through Saturday (day session) and 5:30 p.m. to 10:00 p.m., Monday through Friday (evening session that excludes massage students which will take clients up to 8:00 p.m. for a one hour massage, with the massage clinic closing by 9:00 p.m.)

Landscaping

All street and site landscaping exists and no changes are required or proposed to the street and site landscaping.

Elevations

The plans (photographs) depict a 2 story shopping center constructed of a stucco finish with a combination of a pitched and flat concrete tile roof. An aluminum storefront window system is also featured on the exterior of the building.

Floor Plans

The plans depict a first floor area consisting of 11,969 square feet featuring a reception and retail area, admissions offices, administrative offices, cosmetology stage, salon, pedicure, and manicure stations, restroom facilities, esthetics and massage rooms. The second floor plans consist of 4,550 square feet and feature a storage room, locker area, breakrooms, cosmetology stage, classrooms, a massage room, and restroom facilities.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing a major training facility (Avalon School of Cosmetology) that will train students in cosmetology, barbering, nails, esthetics (skin care), laser, massage, eye lash extension, makeup, and hair extensions. The school will provide students with the skills necessary to obtain entry level positions in their respective fields. The training facility will also provide services to the public. To further explain, the public will be charged for the cosmetology and massage services; however, the students are always supervised by licensed instructors. Also, students are required to learn basic skills before they are allowed to perform services on the public. The school will be a branch of the applicant's accredited school in Phoenix, Arizona. The facility includes a student salon and spa with numerous classrooms for students' theory and practical training. The applicant plans on having a population of 140 students during the day session and 120 students during the evening session. Approximately 20 to 30 paying clients will visit the location during each session.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0716-16	Recreational facility (trampoline park) with accessory commercial uses	Approved by PC	December 2016
UC-0468-14	Reduced the separation of an on-premises consumption of alcohol establishment (tavern) from a residential use	Approved by PC	July 2014
ZC-004-91	Reclassified the site from C-1 & H-1 to C-2 zoning for a shopping center	Approved by BCC	February 1991

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General & City of Las Vegas	C-1 & C-2	Portions of the subject shopping center & a shopping center within the City of Las Vegas
South	Residential Urban Center (18 du/ac to 32 du/ac)	R-4	Multi-family residential
East	Residential Urban Center (18 du/ac to 32 du/ac) & Commercial General	R-4 & C-2	Multi-family residential & vehicle sales facility
West	Residential Urban Center (18 du/ac to 32 du/ac) & Commercial General	R-4 & C-2	Multi-family residential & shopping center

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

Staff finds that a major training facility is appropriate at this location and complies with the on-site parking requirements. Staff's primary concerns with these types of uses are to ensure compatibility with existing and planned surrounding uses and that there is adequate on-site parking.

Major training facilities in other parts of Clark County have shown to be appropriate and compatible with retail/office developments. Therefore, staff does not anticipate any adverse impacts from this major training facility and finds that the use is compatible with the existing development in the surrounding area. The proposed use places no additional demands on the site in terms of required parking, landscaping, or other design features; therefore, staff recommends approval.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

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

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

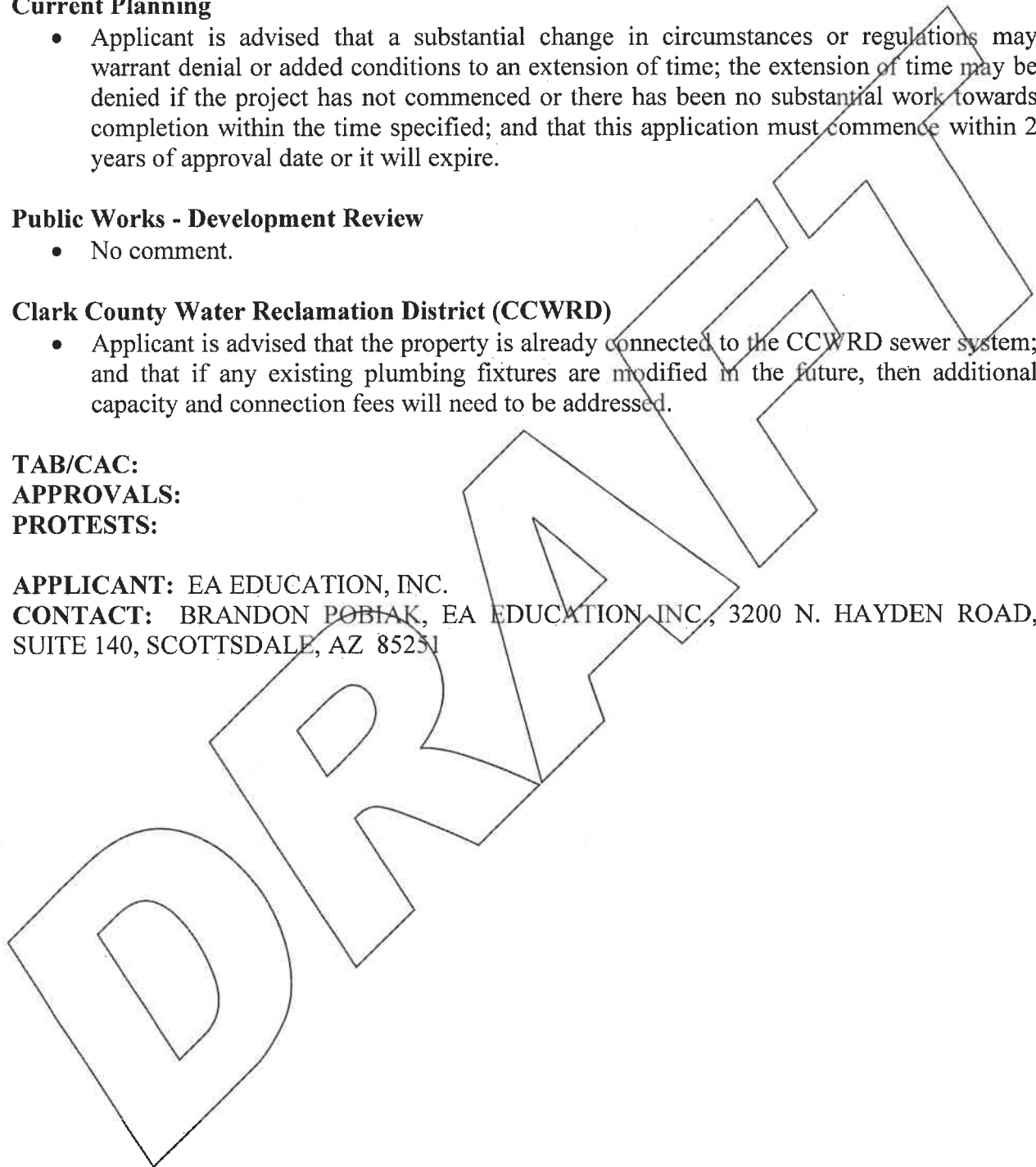
TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: EA EDUCATION, INC.

CONTACT: BRANDON POBIAK, EA EDUCATION, INC., 3200 N. HAYDEN ROAD, SUITE 140, SCOTTSDALE, AZ 85251



COMMERCIAL CENTER
(TITLE 30)

DESERT INN RD/PECOS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-19-0747-EASTSIDE ACQUISITION, LLC:

ZONE CHANGE to reclassify 1.8 acres from C-1 (Local Business) Zone and M-D (Designed Manufacturing) Zone to C-2 (General Commercial) Zone.

USE PERMITS for the following: **1)** reduced separation from a convenience store to a residential use; and **2)** reduced separation from a gasoline station to a residential use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced separation for a trash enclosure; **2)** reduced driveway separation; and **3)** allow modified driveway design standards.

DESIGN REVIEWS for the following: **1)** commercial center with a restaurant (coffee shop) with a drive-thru, convenience store, and gasoline station; and **2)** alternative parking lot landscaping.

Generally located on the north side of Desert Inn Road and the west side of Pecos Road within Winchester (description on file). TS/pb/xx (For possible action)

RELATED INFORMATION:

APN:

162-12-803-005; 162-12-803-006

USE PERMITS:

1. Reduce the separation from a convenience store to a residential use to 27 feet where a minimum of 200 feet is required per Table 30.44-1 (an 86.5% reduction).
2. Reduce the separation from a gasoline station to a residential use to 120 feet where a minimum of 200 feet is required per Table 30.44-1 (a 40% reduction).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the separation between a trash enclosure and a residential use to 10 feet where 50 feet is required per Section 30.56.120 (an 80% reduction).
2. a. Reduce the approach distance from the driveway to the intersection to 95 feet where 150 feet is required along Pecos Road per Uniform Standard Drawing 222.1 (a 36.7% reduction).
b. Reduce the departure distance from the driveway to the intersection to 105 feet where 190 feet is required along Desert Inn Road per Uniform Standard Drawing 222.1 (a 44.7% reduction).
3. a. Reduce throat depth for the driveway along Pecos Road to 3 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (an 88% reduction).

- b. Reduce throat depths for the driveways along Desert Inn Road to 5 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (an 80% reduction).

DESIGN REVIEWS:

1. Commercial center with convenience store and gasoline station.
2. Alternative parking lot landscaping standards per Figure 30.64-14.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3350 and 3388 E. Desert Inn Road
- Site Acreage: 1.8
- Project Type: Commercial center with a restaurant (coffee shop) with a drive-thru, convenience store, and gasoline station
- Number of Stories: 1
- Building Height (feet): Up to 28
- Square Feet: 3,640
- Parking Required/Provided: 19/21

Site Plan

The request is to rezone the entire site to C-2 zoning. The eastern portion of the site is proposed for development and the western portion of the site is reserved for future development. The site will have shared access and parking. The plans depict a 3,640 square foot building located on the northeastern portion of the site 27 feet from the north property line with gasoline service pumps and a canopy located to the south of the building. A drive-thru aisle is located on the north and west sides of the building. Parking areas are located on the south side of the building and the western portion of the site. The site has access to Desert Inn Road and Pecos Road. The driveway designs and separations do not meet Code requirements. The trash enclosure is located on the northeastern portion of the site 10 feet from the north property line and an existing residential use.

Landscaping

A 15 foot wide landscape area is located adjacent to existing attached sidewalks along Desert Inn Road and Pecos Road and a 10 foot wide landscape area with intense landscaping per Figure 30.64-12 is located along the northern property line. Interior parking lot trees are distributed throughout the site except for in front of the convenience store building where there are more than 6 parking spaces without a landscape finger. The landscape materials include trees, shrubs, and groundcover.

Elevations

The convenience store building ranges in height from 18 feet to 22 feet and the gasoline canopy is 19 feet, 6 inches. The building has a flat roof and the facade includes painted cement plaster, brick veneer, wood slat panels, aluminum storefront windows and doors, and awnings.

Floor Plans

The plans depict a 3,640 square foot building with a 3,000 square foot convenience store with retail areas, storage areas, office, and restrooms and a 640 square foot restaurant (coffee shop).

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant indicates the requested zoning conforms to the land use plan and is compatible with the existing zoning and development in the area. The convenience store is “Quick Run” and the coffee shop is “Bigby Coffee”. The applicant also indicates there is an existing wall and intense landscaping between the project and the existing residential use to the north. The site will use existing driveways; therefore, the other waivers of development standards are required.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0344-10	Day care facility in an existing office building on the eastern parcel (162-12-803-006)	Approved by PC	September 2010
DR-1897-94	Office building on the eastern parcel (162-12-803-006)	Approved by PC	January 1995
ZC-1079-94	Reclassified the eastern parcel (162-12-803-006) to M-D	Approved by BCC	August 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Urban Center (18 to 32 du/ac)	R-4	Multiple family residential
South	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
East	Commercial General & Public Facilities	C-2 & P-F	Retail & school
West	Commercial General	C-2	Retail

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

This request conforms to the Winchester/Paradise Land Use Plan that designates this site for Commercial General. The subject parcel and the parcels on the north side of Desert Inn Road between Pecos Road and Mojave Road are zoned a mixture of C-1 and C-2 and designated as

Commercial General in the land use plan. Together these parcels meet the intent of the district which is for sites that are typically greater than 10 acres. The request also conforms to Goal 9 of the Comprehensive Master Plan by providing for commercial development that is integrated in appropriate locations throughout the community. Therefore, staff can support this request.

Use Permits

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

A convenience store and gasoline station are permitted in the C-2 zone subject to complying with conditions. The proposed uses are separated from the existing residential use to the north by a drive-thru aisle and a landscape area and the setback is similar to the setback of the existing shopping center to the west. Therefore, the request conforms to Urban Specific Policy 10 which encourages site designs to be compatible with adjacent land uses and off-site circulation patterns, especially when the adjacent land use is a lower density or intensity. Therefore, staff can support these requests.

Waivers of Development Standards

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

Waiver of Development Standards #1

Staff finds an 80% reduction in separation for the trash enclosure is excessive and there is sufficient room on the site to locate the trash enclosure where the separation can be met. The request is a self-imposed hardship and conflicts with Urban Specific Policy 61 that states when commercial development is proposed adjacent to single family residential areas, nuisances caused by incompatible uses, noise, lighting, and signs that detract from, and are not consistent with the existing residential development should be prevented.

Design Reviews

The design of the building with the varying heights and pop-outs complies with Urban Specific Policy 78 of the Comprehensive Master Plan which encourages commercial developments to use enhanced architecture. The alternative landscaping only applies to the area in front of the convenience store building and results in the loss of 1 tree. Approval of the site layout for this project is contingent upon approval of waivers of development standards #2 and #3.

Waivers of Development Standards #2 & #3

PWDR??

Staff Recommendation

Approval of the zone change, use permits, and design reviews; denial of waiver of development standards #1. #2 and 3 are PWDR??

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Provide intense landscaping in compliance with Figure 30.64-12 along the north property line;
- 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 the use permits, waivers of development standards and design reviews must commence within 2 years of approval date or they will expire.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0542-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ANGIE GREND AHL

CONTACT: ANGIE GREND AHL, THOMPSON THRIFT RETAIL GROUP, 2398 E. CAMELBACK RD, SUITE 210, PHOENIX, AZ 85016



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #) <input type="checkbox"/> DEVELOPMENT AGREEMENT (DA)	STAFF DATE FILED: <u>10/9/19</u> PLANNER ASSIGNED: <u>MNO</u> ACCEPTED BY: <u>MNO</u> FEE: <u>\$625</u> CHECK #: <u>70553</u> COMMISSIONER: <u>TS</u> OVERLAY(S)? _____ PUBLIC HEARING? <input checked="" type="checkbox"/> N TRAILS? <input checked="" type="checkbox"/> N PFNA? <input checked="" type="checkbox"/> N APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>CC-19-0806</u> TAB/CAC: <u>WENCHESTER</u> TAB/CAC MTG DATE: <u>11/12/19</u> TIME: <u>6:00</u> PC MEETING DATE: <u>12/13/19</u> 7:00 P.M. BCC MEETING DATE: _____ ZONE / AE / RNP: <u>C-2 / NONE / NONE</u> PLANNED LAND USE: <u>WPCC</u> NOTIFICATION RADIUS: <u>500'</u> SIGN? <input checked="" type="checkbox"/> N LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER NAME: <u>Sahpav, LLC, & Maryland View, LP</u> ADDRESS: <u>468 N. Camden Drive, Suite 300</u> CITY: <u>Beverly Hills</u> STATE: <u>CA</u> ZIP: <u>90210</u> TELEPHONE: <u>310-276-1290</u> FAX: <u>310-276-1590</u> CELL: <u>323-528-6493</u> E-MAIL: <u>dbyron@3dinvestments.c</u>	APPLICANT NAME: <u>EA Education, Inc. dba Avalon School of Cosmetology</u> ADDRESS: <u>3200 N. Hayden Rd, Suite 140</u> CITY: <u>Scottsdale</u> STATE: <u>AZ</u> ZIP: <u>85251</u> TELEPHONE: <u>480-246-8444</u> FAX: <u>480-246-8428</u> CELL: <u>602-315-5600</u> E-MAIL: <u>bpobiak@avalon.edu</u>
	CORRESPONDENT NAME: <u>Brandon Pobiak</u> ADDRESS: <u>3200 N. Hayden Rd, Suite 140</u> CITY: <u>Scottsdale</u> STATE: <u>AZ</u> ZIP: <u>85251</u> TELEPHONE: <u>480-246-8444</u> FAX: <u>480-246-8428</u> CELL: <u>602-315-5600</u> E-MAIL: <u>bpobiak@avalon.edu</u>	

ASSESSOR'S PARCEL NUMBER(S): 162-07-101-016
 PROPERTY ADDRESS and/or CROSS STREETS: 2580 South Decatur Blvd, Las Vegas NV 89102
 PROJECT DESCRIPTION: Major Training Facility within a 158,394 SF shopping center; zoned C-2

(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)* [Signature]
 Property Owner (Print) GEORGE DANESHGAR

STATE OF California
 COUNTY OF Los Angeles
 SUBSCRIBED AND SWORN BEFORE ME ON October 2nd 2019 (DATE)
 By George Daneshgar
 NOTARY PUBLIC: [Signature]



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

Justification Letter

APN: 162-07-101-016

Address: 2580 S. Decatur Blvd, Las Vegas, NV 89102

EA Education, Inc. (dba Avalon School of Cosmetology) proposes to build a Private Postsecondary School at the above captioned address. The school will train in Cosmetology, Barbering, Nails, Esthetics (Skin Care), Laser, Massage, Eye Lash Extensions, Makeup, & Hair Extensions.

The school at the above captioned address will provide students with the skills in order to obtain entry level positions in the above fields of training. Many of these fields are highly in demand by employers. The training facility will also provide services to the public. To further explain, we do charge the public for these services, however the students are always supervised by licensed instructors. Also, students are required to learn basic skills before they are allowed to perform services on the public.

The school will be a branch of our accredited school in Phoenix, AZ.

The facility will include a student salon and spa and numerous classrooms for our student's theory and practical training.

We plan on having a student population of 140 during our day session and 120 in our evening session. Approximately 20-30 paying clients will visit the location during each session.

Avalon School of Cosmetology will be open as follows:

Day Session - 8:30 AM to 4:00 PM, Tuesday through Saturday

Evening Session - 5:30 PM to 10:00 PM, Monday through Friday (Excluding Massage students which will take clients up to 8PM for a one hour Massage, thus the massage clinic will close by 9PM)

**PLANNER
COPY**