



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

January 11, 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 December 28, 2021. (For possible action)
- IV. Approval of the Agenda for January 11, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and 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**
- 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**
- 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**

- 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: January 25, 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

December 28, 2021

MINUTES

Board Members: : John Williams –Chair-**PRESENT**
 Susan Philipp - Vice Chair- **EXCUSED**
 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

Brady Bernhart; Planning, Damita Bowles; Administrative Specialist

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

II. Public Comment:
None

III. Approval of December 14, 2021 Minutes

Moved by: Haywood

Action: Approve as submitted

Vote: 4-0 Unanimous

Approval of Agenda for December 128, 2021

Moved by: Wardlaw

Action: Approve as submitted

Vote: 4-0 Unanimous

IV. Informational Items (For Discussion only)
None

V. Planning & Zoning

1. **ET-21-400175 (UC-0492-15)-WESTWYNN, LLC:**

USE PERMITS SECOND EXTENSION OF TIME for the following: **1)** High Impact Project; **2)** resort hotel; **3)** public areas including the casino, showrooms, live entertainment, retail center, indoor and outdoor dining, entertainment, offices, convention, back-of-house, and parking structures; **4)** increase the height of high-rise towers; **5)** associated accessory and incidental commercial uses, buildings, and structures; and **6)** deviations from development standards.

DEVIATIONS for the following: **1)** reduce on-site parking requirements; **2)** allow primary access to outside dining and drinking areas, restaurants, retail buildings and uses from the exterior of a resort hotel; **3)** encroachment into airspace; **4)** alternative landscaping; and **5)** all other deviations as shown per plans on file.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setbacks; and **2)** non-standard improvements (landscaping and fencing) within the right-of-way.

DESIGN REVIEWS for the following: **1)** High Impact Project; **2)** resort hotel and all associated and accessory uses; **3)** hotel towers and associated low-rise and mid-rise buildings and structures; **4)** low-rise and mid-rise buildings including retail, restaurants, public and back-of-house areas; **5)** water features (man-made lake and decorative water fountains); and **6)** all other accessory and incidental buildings and structures on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the northwest corner of Las Vegas Boulevard South and Fashion Show Drive within Winchester and Paradise. TS/sd/jo (For possible action)

BCC 1/5/22

MOVED BY-Wardlaw

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

2. **ET-21-400176 (UC-0045-16)-WESTWYNN, LLC:**

USE PERMIT SECOND EXTENSION OF TIME to expand/enlarge the Gaming Enterprise District by approximately 2.5 acres in conjunction with an approved resort hotel (Alon) on 34.6 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located between Sammy Davis Jr. Drive and Las Vegas Boulevard South and between Fashion Show Drive and Wilbur Clark Desert Inn Road within Winchester and Paradise. TS/sd/jo (For possible action)

BCC 1/5/22

MOVED BY-Wardlaw

APPROVE- Subject to staff conditions

VOTE: 4-0 Unanimous

3. **ET-21-400177 (WS-19-0656)-TIRL GEORGE & MARTINA:**

WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: **1)** reduce setbacks; **2)** allow an accessory structure not architecturally compatible with the principal building; **3)** increase the number of driveways to two; and **4)** reduce distance from curb return in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Vista Largo Drive, the west side of Calle De Benito, 560 feet east of Sandhill Road within Paradise. TS/jgh/jo (For possible action)

MOVED BY-Wardlaw
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

4. **UC-21-0673-PECOS ROAD NV, LLC:**

USE PERMIT for personal services (tanning salon) within an existing commercial and industrial complex on a 0.8 acre parcel in an M-D (Designed Manufacturing) (AE-70) Zone. Generally located on the east side of Pecos Road, 570 feet south of Post Road within Paradise. JG/nr/jo (For possible action) **PC 1/18/22**

MOVED BY-Wardlaw
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

5. **UC-21-0675-MCKAY, KELLENE & FLETCHER JACK WILLIAM:**

USE PERMIT to allow an on-site employee who is not a family member in conjunction with an existing home occupation within an existing single family residence on 0.4 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Burnham Avenue and the north side of Robindale Road within Paradise. MN/jor/jo (For possible action) **PC 1/18/22**

Withdrawn per applicant

6. **UC-21-0682-M D PROPERTIES, LLC & D P DRIFTWOOD, LLC:**

USE PERMIT for personal services (barber shop) within an industrial complex on a portion of 9.4 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Dean Martin Drive and the north side of Ali Baba Lane within Paradise. MN/jgh/jo (For possible action) **PC 1/18/22**

MOVED BY-Williams
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

7. **UC-21-0685-NEVADA SUNSET MANAGERMENTS, LLC:**

USE PERMIT for personal services (beauty salon) within a portion of an existing office complex on 1.4 acres in a C-P (Office and Professional) (AE-60 and AE-65) Zone. Generally located on the south side of Sunset Road, 335 feet east of Pecos Road within Paradise. JG/md/jo (For possible action) **PC 1/18/22**

MOVED BY-Wardlaw
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

8. **UC-21-0686-CENTRO EVANGELISTICO PALABRA:**

USE PERMIT for a school on a portion of a previously approved place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) driveway geometrics.

DESIGN REVIEW for a school in conjunction with a place of worship on 4.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Mojave Road and the north side Emerson Avenue within Paradise. TS/sd/jo (For possible action) **PC 1/18/22**

MOVED BY-Wardlaw
APPROVE- Subject to IF approved staff conditions
Added condition
• **Review as public hearing by August 2023**
VOTE: 4-0 Unanimous

9. **UC-21-0692-SKYBELL, LLC:**
USE PERMIT for a communication tower and associated equipment.
DESIGN REVIEW for a communication tower and associated equipment on 2.5 acres in an R-E (Rural Estates Residential) Zone and an M-1 (Light Manufacturing) Zone in the Adult Use Overlay District. Generally located on the south side of Hacienda Avenue, 286 feet west of Polaris Avenue within Paradise. MN/jvm/jo (For possible action) **PC 1/18/22**

MOVED BY-Haywood
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

10. **VS-21-0687-COLEN SHELDON & SOTO ANGELA:**
VACATE AND ABANDON easements of interest to Clark County located between Tamarus Street (alignment) and Spencer Street and between Pebble Road and Ford Avenue within Paradise (description on file). MN/sd/jo (For possible action) **PC 1/18/22**

MOVED BY-Wardlaw
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

11. **VS-21-0689-4520 ARVILLE & MCKINLEY MANOR:**
VACATE AND ABANDON a portion of a right-of-way being Harmon Avenue located between Arville Street and Wynn Road within Paradise (description on file). MN/jt/jo (For possible action)

MOVED BY-Williams
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

12. **VS-21-0690-COUNTY OF CLARK:**
VACATE AND ABANDON a portion of a right-of-way being Harmon Avenue located between Arville Street and Wynn Road within Paradise (description on file). MN/jt/jo (For possible action) **PC 1/18/22**

MOVED BY-Williams
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

13. **VS-21-0693-LV PECOS ROAD LP:**
VACATE AND ABANDON easement of interest to Clark County located between Patrick Lane and Post Road and between Pecos Road and Pearl Street (alignment) within Paradise. (description on file). JG/nr/jo (For possible action) **PC 1/18/22**

MOVED BY-Wardlaw
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

14. **VS-21-0684-GIVANT, DAWN & BURCO, KIM:**
VACATE AND ABANDON easements of interest to Clark County located between Pecos Road and Pearl Street and between Flamingo Road and Rochelle Avenue within Paradise (description on file). TS/nr/jo (For possible action) **BCC 1/19/22**

MOVED BY-Wardlaw
APPROVE- Subject to staff conditions
VOTE: 3-0 Unanimous
Cunningham abstained from comment and vote

15. **WS-21-0683-GIVANT, DAWN & BURCO, KIM:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** wall height; **2)** off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).
DESIGN REVIEWS for the following: **1)** finished grade; **2)** hammerhead street design; and **3)** single family residential development on 6.4 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Rochelle Avenue, 390 feet east of Pecos Road within Paradise. TS/nr/jo (For possible action) **BCC 1/19/22**

MOVED BY-Wardlaw
APPROVE- Waiver #2 Approve Design Review #1 Subject to staff conditions
DENY- Waiver #1 Deny Design Review #2 and #3
VOTE: 3-0 Unanimous
Cunningham abstained from comment and vote

16. **TM-21-500192-GIVANT, DAWN & BURCO, KIM:**
TENTATIVE MAP consisting of 30 single family residential lots on 6.4 acres in an R-1 (Single Family Residential) Zone. Generally located on the north side of Rochelle Avenue, 390 feet east of Pecos Road within Paradise. TS/nr/jo (For possible action) **BCC 1/19/22**

MOVED BY-Wardlaw
DENY
VOTE: 3-0 Unanimous
Cunningham abstained from comment and vote

- VI. General Business (for possible action)
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be January 11, 2022
- IX. Adjournment
The meeting was adjourned at 9:15 p.m.

02/01/22 PC AGENDA SHEET

SHORT TERM/LONG TERM LODGING
(TITLE 30)

PARADISE RD/HARMON AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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)

RELATED INFORMATION:

APN:

162-22-202-003; 162-22-202-004

USE PERMIT

Allow short term/long term lodging per Table 30.44-1.

WAIVER OF DEVELOPMENT STANDARDS

Reduce the number of parking spaces to 183 spaces where 208 spaces are required per Table 30.60-1 (a 12% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4350 Paradise Road
- Site Acreage: 3
- Number of Units: 206
- Project Type: Short term/long term lodging
- Number of Stories: 2
- Parking Required/Provided: 206/183

Site Plan

The plans show an existing hotel/motel with parking located on the perimeter and parking separating the 2 large buildings broken into smaller buildings. Landscaping is dispersed

throughout the site with a pool area at the intersection of the 2 buildings. Access to the site is from 3 driveways on Paradise Road and 1 driveway on University Center Drive.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

The elevations show 2 existing 2 story buildings. The buildings have a flat roof and stucco exterior.

Floor Plans

The floor plans show Building 1 includes a lobby, meeting room, eating area, and offices. The rooms will include the addition of kitchens suitable for non-transient occupancy. The kitchens will include an electric cooktop, refrigerator, and a microwave oven combination convection oven.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed conversion of an existing hotel to short term/long term lodging will require upgrading the furnishings in each room to include a kitchen suitable for non-transient occupancy. The request to reduce the parking is based on the change in parking requirements for the proposed use. The site has existing parking; however, the application proposes a substantial increase in bicycle parking beyond Title 30 requirements. The applicant states that the proposed change in use of the site would provide an affordable housing option.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0010-12	Overhead powerlines	Approved by PC	March 2012
WS-0815-01	Reduced parking stall dimensions and drive aisle width for a motel	Approved by PC	August 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Entertainment Mixed-Use	H-1	Virgin Resort Hotel
North	Entertainment Mixed-Use	C-2	Hotel
South	Entertainment Mixed-Use	H-1 & C-P	Gentleman's club & undeveloped
East	Public Use	P-F	UNLV Campus

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit, Waiver of Development Standards, & Design Review

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.

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

Staff reviews use permits, waivers of development standards, and design reviews to ensure compatibility with existing and planned development in the area. The proposed conversion for an existing hotel to short term/long term lodging will be compatible with the surrounding area; therefore, staff can support the request.

Department of Aviation

The subject parcels are located approximately 1 mile due north of, and directly beneath preferred arrival and departure patterns for large and small aircraft operating from Harry Reid International Airport (LAS). As expected, the subject properties are exposed to significant single event aircraft overflight noise, and many aircraft are at very low altitudes above it. The property lies mostly within the AE-65 (65 - 70 DNL) and slightly within the AE-60 (60 - 65 DNL) noise contours for LAS 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 facilities to meet future air traffic demand. The current planned land use designation of CT - Commercial Tourist and the current zoning of H-1 - Limited Resort and Apartment permit many airport compatible uses. Although permitted by the zoning designation, any residential or long-term stay use in this area is a concern to the Department of Aviation.

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

- Coordinate with Public Works - Kaizad Yazdani for the Paradise Road improvement project;
- Dedicate any right-of-way and easements necessary for the Paradise Road improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for the Paradise Road improvement project;
- 90 days to record required right-of-way dedications and any corresponding easements for the Paradise Road improvement project.

Department of Aviation

- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Clark County Department of Aviation;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Clark County Department of Aviation;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation when property sales/leases commence;
- For that portion located in the AE-65, incorporate an exterior to interior noise level reduction of 35 decibels into the building construction for the habitable space that exceeds 35 feet in height, for that portion located in the AE-60, incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height, property to be retrofitted as needed, with appropriate sound attenuation.
- Applicant is advised that the FAA 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 residents wish to have their buildings purchased or soundproofed.

Building Department - Fire Prevention

- 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: BEN ZLOTNICK

CONTACT: SUZANA RUTAR ARCHITECT LTD., 1950 E. WARM SPRINGS RD., LAS VEGAS, NV 89119

DRAFT

02/01/22 PC AGENDA SHEET

SUPPER CLUB
(TITLE 30)

ARVILLE ST/BELL DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
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)

RELATED INFORMATION:

APN:
162-30-501-012

LAND USE PLAN:
WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4970 Arville Street
- Site Acreage: 2
- Project Type: Supper club
- Number of Stories: 2
- Square Feet: 30,812 (entire shopping center)/3,096 (supper club)
- Parking Required/Provided: 148/108 (approved via UC-0687-15)

Request

This application is to allow a supper club and service bar in a 2 story tenant space within an existing office/warehouse facility. A restaurant and hookah lounge with outside dining are currently operating in the subject tenant space, which will also include a supper club and service bar if this application is approved.

Site Plan

The existing office/warehouse facility consists of 3 buildings. One larger building is located along the east property line, 1 building is in the southwest corner of the site at the intersection of Arville Street and Bell Drive, and 1 building is in the northwest portion of the site, adjacent to Arville Street. The proposed supper club and service bar will be in a tenant space near the center

of the eastern building. A patio and outside dining area are currently located in front of the supper club, which meets Title 30 standards.

Access to the site is provided from a driveway on Arville Street and 2 driveways from Bell Drive. Parking is located between the buildings and on the east side of the eastern building. No changes are proposed for the site.

Landscaping

No changes are proposed or required to the existing landscape areas. The existing landscape areas located adjacent to Arville Street and Bell Drive include trees, shrubs, and groundcover.

Elevations

Both buildings along Arville Street are 1 story, and the eastern building is 2 stories. All buildings include flat roofs behind parapet walls, and covered walkways are in the front of the buildings with pitched Spanish tile roof elements. The exterior building materials include split-face concrete block and painted stucco.

Floor Plans

The 3,096 square foot supper club will include a dining room, kitchen, offices, and restrooms on the first floor. On the second floor, the tenant space will include a hookah lounge, bar, and private room. An existing outside dining area is in front of the tenant space, which includes a protective barrier between the outside dining area and adjacent walkway. A protective barrier also separates the portion of the outside dining area that will include on-premises consumption of alcohol from the entrance to the establishment, per Title 30 standards.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, providing on-premises consumption of alcohol will enhance the existing restaurant and hookah lounge customer experience. Alcohol will only be served with a meal on the first floor. Patrons will also be able to sit indoors or utilize the outside dining area.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-20-900468	Outcall entertainment referral service	Approved by ZA	November 2020
ZC-20-0073 ✓	Reclassified the site to C-2 zoning for massage, vehicle repair, and vehicle body shop	Denied by BCC	June 2020
UC-1088-17	Hookah lounge in conjunction with an existing restaurant in the subject tenant space	Approved by PC	February 2018
UC-1090-17	Allowed a day spa and personal services (cosmetology)	Approved by PC	February 2018
UC-0878-15	Service bar in conjunction with a restaurant	Approved by PC	February 2016

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0687-15	Restaurant and nail salon with a waiver for a parking reduction - parking was reduced to 108 spaces where 148 spaces were required; use permit for the nail salon	Approved by PC	December 2015
UC-0019-13	Office as a principal use with a waiver for reduced parking - expired	Approved by PC	March 2013
UC-0112-12	Personal services (hair salon) - expired	Approved by PC	May 2012
UC-0194-11	Office use (reflexology) - denied due to license violations with LVMPD	Denied by PC	July 2011
UC-1094-07 (WC-0283-08)	Waived conditions of a use permit limiting the hours of operation for a massage establishment from 6:00 a.m. to 10:00 p.m. - expired	Approved by PC	December 2008
UC-1094-07 (ET-0251-08)	First extension of time to review a massage establishment - expired	Approved by PC	November 2008
ADR-0020-08	Outcall entertainment - expired	Approved by ZA	February 2008
UC-1094-07	Massage - expired	Approved by PC	October 2007
ADR-0237-07	Motion picture studio - expired	Approved by ZA	March 2007
UC-1509-06	Minor training facility	Denied by PC	February 2007
UC-1556-97	Allowed a recreational facility (indoor laser tag) - expired	Approved by PC	October 1997
ZC-0199-81	Reclassified 2 acres from R-E to M-1 zoning to construct and maintain an office/warehouse development	Approved by BCC	December 1982

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	M-1	Adult use establishment
South	Business Employment	M-1	Office warehouse
East	Entertainment Mixed-Use	M-1	Office warehouse
West	Public Facility	P-F	Clark County Fire Department Training 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 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 variety of uses have been approved within the office/warehouse facility, and staff does not anticipate any negative impacts from the proposed supper club. A restaurant and hookah lounge are currently operating in the proposed tenant space and allowing a supper club should not create any impacts. There has been no indication that the existing parking would be inadequate for the existing uses as well as the proposed supper club. Lastly, the use will not impact any residential uses since the site is surrounded by commercial, industrial, and public facility uses; 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

- 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.

Building Department - Fire Prevention

- 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: JONI KILENTON

CONTACT: JONI KILENTON, TIGRAY BAR AND RESTAURANT, 4970 S. ARVILLE ST
UNIT 104, LAS VEGAS, NV 89118

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

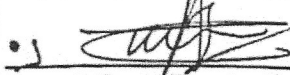
APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

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-21-0705</u> DATE FILED: <u>12/6/21</u> PLANNER ASSIGNED: <u>JCT</u> TAB/CAC: <u>PAPAJOSE</u> TAB/CAC DATE: <u>1/11/22</u> PC MEETING DATE: <u>2/1/22</u> 7pm BCC MEETING DATE: _____ FEE: <u>8675⁰⁰</u>
	PROPERTY OWNER NAME: <u>Val Schwartz, LLC / Alexander Ioffe</u> ADDRESS: <u>3218 Cambridge Hollows CT</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(702) 499-7007</u> CELL: <u>(702) 499-7009</u> E-MAIL: <u>alexanderioffe@yahoo.com</u>
	APPLICANT NAME: <u>Joni Kilenton</u> ADDRESS: <u>4970 S Arville St</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>(202) 848-4454</u> CELL: _____ E-MAIL: <u>assafa8181@gmail.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Taney Engineering / Janna Felipe</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: <u>jannaf@taneycorp.com</u> REF CONTACT ID #: _____ <u>brianm@taneycorp.com</u>

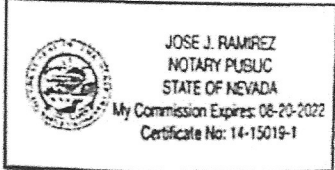
7pm

ASSESSOR'S PARCEL NUMBER(S): 162-30-501-012
 PROPERTY ADDRESS and/or CROSS STREETS: Arville and Tropicana (4970 Arville St.)
 PROJECT DESCRIPTION: SMOKE CLUB + HOOKAH LOUNGE

(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)* Joni Kilenton
 Property Owner (Print)

STATE OF NV
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 1/9/21 (DATE)
 By Joni Kilenton
 NOTARY PUBLIC: AS



*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.

Clark County
Current Planning Department
Las Vegas, Nevada

UC-21-0705

To Whom It May Concern:

I am writing to inform the planning department about my purpose for the special land use permit I am requesting for approval. I am requesting a supper club up stairs and a service bar down stairs I would like to be able to serve alcohol indoor and outdoor in my patio area along with food and hookah for my customers, I seeking these kinds of permits so that I am able to offer my customers a one of kind experience at the same time giving them the comfort of being able to set outdoors and indoors as the pandemic has changed the way business is able to operate with safety and high degree of comfort for guest. My bar Tigray Bar & Restaurant will also bring an experience to the community that is not currently in the Las Vegas market which would bring the Tigray region of Africa to Las Vegas with incredible food and much more. Therefore, with respect we ask for your approval for this application.

Thank you for your time.

Sincerely

Joni Assefa Kilenton

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02/01/22 PC AGENDA SHEET

HEALTH CLUB
(TITLE 30)

ARVILLE ST/HACIENDA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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)

RELATED INFORMATION:

APN:

162-30-312-001 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4545 W. Hacienda Avenue
- Site Acreage: 7.2 (portion)
- Project Type: Health club
- Number of Stories: 2
- Square Feet: 1,300
- Parking Required/Provided: 229/246

Site Plans

The plans depict an existing office/warehouse complex consisting of 3 buildings with access driveways from Hacienda Avenue. The health club will occupy unit 105 located in the northern building. The 3 buildings within the office/warehouse complex contain a total of 112,223 square feet. Two hundred forty-six parking spaces are provided for the complex where 229 parking spaces are required. No changes are proposed to the site design.

Landscaping

All street and site landscaping exists, and no additional landscaping is proposed or required.

Elevations

The plans (photographs) depict an existing building consisting of a painted CMU split-face block exterior. The east elevation depicts an existing entrance door to the facility. The west elevation depicts existing roll-up doors and windows.

Floor Plans

The plans depict a total area of 2,903 square feet that consists of 1 office, restrooms, exercise rooms, lounge, therapy rooms, lobby, and a breakroom.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the proposed use can be conducted in a harmonious and compatible way with the existing uses on-site and in the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0815	Major training facility	Approved by PC	December 2019
UC-0634-16	Minor training facility	Approved by PC	October 2016
UC-0096-13	Communication tower (amateur radio)	Approved by PC	April 2013
UC-0434-11	Place of Worship - expired	Approved by PC	November 2011
TM-0118-08	1 lot industrial subdivision	Approved by PC	August 2008
AC-95-83	Office/warehouse building	Approved by PC	June 1983
ZC-145-82	Reclassified from R-E to M-1 zoning for an office/warehouse complex	Approved by BCC	October 1982

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Industrial	M-1	Office/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.

Health clubs can be conducted in a manner that is appropriate and compatible with office/warehouse developments; therefore, staff does not anticipate any adverse impacts from this facility and finds that the use is compatible with the existing development in the surrounding area. This request creates an appropriate shared use of existing facilities and the proposed use is adequately served by public facilities, with no undue burdens.

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.

Building Department - Fire Prevention

- 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: CRAFT MOTIONS, INC

CONTACT: TAYLOR CONSULTING GROUP, INC., 8414 W. FARM ROAD #180, LAS VEGAS, NV 89131

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-21-0717</u> DATE FILED: <u>12/9/21</u> PLANNER ASSIGNED: <u>JUM</u> TAB/CAC: <u>Paradise</u> TAB/CAC DAT: <u>1/11/22</u> PC MEETING DATE: <u>2/1/22</u> BCC MEETING DATE: _____ FEE: <u>\$675</u>
	PROPERTY OWNER	NAME: <u>STEPHANIE INDUSTRIAL PARK LLC ETAL and MOLLY PROPERTIES LL</u> ADDRESS: <u>P.O. Box 46852</u> CITY: <u>Los Angeles</u> STATE: <u>CA</u> ZIP: <u>90046</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT	NAME: <u>CRAFT MOTIONS, INC.</u> ADDRESS: <u>3321 UMBRIA GARDENS AVE.</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89141</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
CORRESPONDENT	NAME: <u>TAYLOR CONSULTING GROUP, INC. (NATHANIEL TAYLOR)</u> ADDRESS: <u>8414 W. FARM ROAD, #180</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89131</u> TELEPHONE: <u>702-483-7045</u> CELL: <u>702-994-3844</u> E-MAIL: <u>info@thetaylorconsultinggroup.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): _____ 162-30-312-001

PROPERTY ADDRESS and/or CROSS STREETS: HACIENDA/ARVILLE 4545 W. HACIENDA, SUITE 105, LV, NV 89141

PROJECT DESCRIPTION: REQUEST FOR A SPECIAL-USE PERMIT TO OPERATE A YOGA, HEALING, AND FITNESS STUDIO

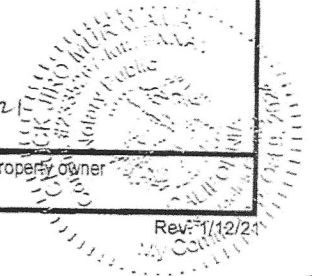
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

E. Pinchasi _____
 Property Owner (Signature)* Eyal Pinchasi MANAGING MEMBER

 Property Owner (Print)

STATE OF California
 COUNTY OF Los Angeles
 SUBSCRIBED AND SWORN BEFORE ME ON July 23, 2021 (DATE)
 By Eyal Pinchasi
 NOTARY PUBLIC: _____

- See Attached
 CA Joint Form
 - 027
 - 7-23-2021



*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.



Taylor Consulting Group, Inc.

Government Affairs & Land Use Consultants • Liquor & Gaming Licensing

August 2, 2021

UC-21-0717

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

Re: Special-Use Permit 4545 W. Hacienda Ave., #105

To Whom It May Concern:

We are respectfully requesting approval of a special-use permit to allow a yoga, healing, and fitness studio to operate in an M-1 Zoning District; classified as a "Recreational Facility." This proposed use will not negatively impact the character of the community—rather it can operate in a harmonious and compatible manner.

Thank you in advance for your time and attention to this matter. Should you have any questions or concerns, please feel free to contact me via email at: info@thetaylorconsultinggroup.com or on my mobile number: 702-994-3844.

Respectfully,

Nathaniel Taylor

Nathaniel Taylor