



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

July 25, 2023

7:00pm

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: Susan Philipp-Chair
 Katlyn Cunningham-Vice Chair
 John Williams
 Kimberly Swartzlander
 Angelo Carvalho

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 July 11, 2023. (For possible action)
- IV. Approval of the Agenda for July 25, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items (for discussion only)
- VI. Planning and Zoning

- 1. **UC-23-0217-BRE/HC LAS VEGAS PTY HOLDING:**
USE PERMIT for a minor training facility (less than 30 students) in conjunction with an existing office building on a portion of 2.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located 800 feet north of Flamingo Road and east of Howard Hughes Parkway within Paradise. TS/bb/syp (For possible action) **PC 8/15/23**
- 2. **UC-23-0330-KING DAVID, LLC:**
USE PERMIT to allow a tattoo parlor.
WAIVER OF DEVELOPMENT STANDARDS: to reduce parking in conjunction with an existing shopping center on 3.9 acres in a C-1 (Local Business) Zone and C-2 (General Commercial) Zone. Generally located on the west side of Eastern Avenue, 141 feet north of Rochelle Avenue within Paradise. TS/jor/syp (For possible action) **PC 8/15/23**
- 3. **UC-23-0344-PA INVESTMENTS, LLC:**
USE PERMIT to allow a hookah lounge in conjunction with an existing tavern and adult use (cabaret) on 1.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the east side of Wynn Road, 150 feet south of Naples Drive within Paradise. MN/jor/syp (For possible action) **PC 8/15/23**
- 4. **ET-23-400094 (UC-21-0184)-MARIANO, MARILOU:**
USE PERMIT FIRST EXTENSION OF TIME for a place of worship on 0.8 acres in an R-E (Rural Estates) Zone. Generally located on the east side of Spencer Street, 440 feet north of Robindale Road within Paradise. MN/rp/syp (For possible action) **BCC 8/16/23**
- 5. **UC-23-0377-2895 UNIVERSAL, LLC:**
USE PERMIT for a recreational facility on a portion of 1.6 acres in an M-D (Designed Manufacturing) (AE-65) Zone. Generally located on the west side of Green Valley Parkway and the south side of Ramrod Avenue within Paradise. JG /lm/syp (For possible action) **BCC 8/16/23**

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair
JUSTIN C. JONES • MARILYN KIRKPATRICK • WILLIAM MCCURDY II • ROSS MILLER • MICHAEL NAFT • TICK SEGERBLOM
KEVIN SCHILLER, County Manager

6. **WC-23-400098 (WS-21-0683)-GREYSTONE NEVADA, LLC:**
WAIVER OF CONDITIONS of a waiver of development standards requiring existing power lines to be relocated underground in conjunction with a single family residential subdivision 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/nai/syp (For possible action)
BCC 8/16/23

VII. General Business (For possible action)
None

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 discussion, action, or vote may be taken on this agenda item. 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: August 8, 2023.

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>

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair
JUSTIN C. JONES • MARILYN KIRKPATRICK • WILLIAM MCCURDY II • ROSS MILLER • MICHAEL NAFT • TICK SEGERBLOM
KEVIN SCHILLER, County Manager



Paradise Town Advisory Board

July 11, 2023

MINUTES

Board Members: Susan Philipp-Chair-**PRESENT**
Katlyn Cunningham- Vice-Chair **PRESENT**
John Williams -**PRESENT**
Kimberly Swartzlander- **UNEXCUSED**
Angelo Carvalho- **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

Jazmine Harris; Planning, Blanca Vazquez, Community Liaison

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

II. Public Comment:
None

III. Approval of June 27, 2023 Minutes

Moved by: Cunningham

Action: Approve as submitted

Vote: 4-0 Unanimous

Approval of Agenda for July 11, 2023

Moved by: Williams

Action: Approve with item #1 #2 and #3 being held, returning 8/8/23

Vote: 4-0 Unanimous

IV. Informational Items (For Discussion only)
None

V. Planning & Zoning

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair

JUSTIN C. JONES • MARILYN KIRKPATRICK • WILLIAM MCCURDY II • ROSS MILLER • MICHAEL NAFT • TICK SEGERBLOM
KEVIN SCHILLER, County Manager

1. **VS-22-0690-CREIGH FAMILY PROTECTION TRUST & CREIGH, CHARLES T. JR. & CM TRS:**
HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Pine Street and Tomiyasu Lane, and between La Mirada Avenue and Maule Avenue within Paradise (description on file). JG/bb/ja (For possible action) PC 7/18/23

Held per applicant. Return to the 8/8/23 Paradise TAB meeting

2. **WS-22-0689-CREIGH FAMILY PROTECTION TRUST & CREIGH, CHARLES T. JR. & CM TRS:**
HOLDOVER WAIVER OF DEVELOPMENT STANDARDS for increased wall and gate height.
DESIGN REVIEW for an access gate in conjunction with a single family residence on 0.6 acres in an R-E (Rural Estates Residential) Zone. Generally located on the north side of La Mirada Avenue and the west side of Pine Street within Paradise. JG/bb/ja (For possible action) PC 7/18/23

Held per applicant. Return to the 8/8/23 Paradise TAB meeting

3. **UC-23-0313-PEPPER LANE HOLDINGS, LLC:**
USE PERMIT to allow a cannabis establishment (cultivation) in conjunction with an existing office/warehouse building on a portion of 4.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the south side of Pepper Lane, 461 feet west of Pecos Road within Paradise. JG/hw/syp (For possible action) BCC 7/19/23

Held per applicant. Return to the 8/8/23 Paradise TAB meeting

4. **ET-23-400091 (WS-22-0199)-FLUET ROBERT:**
WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: 1) reduced setbacks; and 2) reduced building separation in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Horizon Street, 85 feet north of Wingrove Avenue, and 415 feet south of Desert Inn Road within Paradise. TS/rp/syp (For possible action) PC 8/1/23

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

5. **UC-23-0303-KULIK RIVER CAPITAL, LLC:**
USE PERMIT for a temporary construction storage yard on 5.9 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the northeast corner of Las Vegas Boulevard South and Four Seasons Drive within Paradise. JG/sd/syp (For possible action) PC 8/1/23

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

6. **WS-23-0314-UNITED CAPITAL PROPERTIES LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) parking; 2) alternative landscaping; 3) loading spaces; 4) wall height; and 5) cross access.
DESIGN REVIEW for a proposed office/warehouse building on 1.0 acre in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Bell Drive, approximately 310 feet east of Decatur Boulevard within Paradise. MN/hw/syp (For possible action) PC 8/1/23

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair

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 KEVIN SCHILLER, County Manager

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

7. **WS-23-0319-BURGER SHELLY ANN & CUSHINERY CHARLES WAYNE:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback for an existing addition; 2) reduce setback for existing accessory buildings; and 3) reduce the building separation in conjunction with an existing single family residential on 0.4 acres in a R-1 (Single Family Residential) Zone. Generally located on the northeast corner of Rosecrest South Circle and Woodcrest Road within Paradise. TS/sd/syp (For possible action) **PC 8/1/23**

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

8. **DR-23-0304-ACE A PROPCO:**
DESIGN REVIEWS for the following: 1) amended comprehensive sign package; 2) increase wall sign area; and 3) increase animated sign area for a shopping center (Project 63) in conjunction with the CityCenter Resort Hotel on a portion of 61.4 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone. Generally located on the southwest corner of Las Vegas Boulevard South and Harmon Avenue within Paradise. JG/al/syp (For possible action)

BCC 8/2/23

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

9. **DR-23-0336-LV TOWER 52, LLC:**
DESIGN REVIEW for modifications to an approved comprehensive sign package in conjunction with an existing resort hotel, resort condominium, and shopping center development (Planet Hollywood/Elara/Miracle Mile Shops) on 41.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Harmon Avenue and the west side of Audrie Street within Paradise. JG/hw/syp (For possible action) **BCC 8/2/23**

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

10. **ET-21-400129 (ZC-0425-07)-PACIFIC PLACE SITE, LLC:**
HOLDOVER ZONE CHANGE FIFTH EXTENSION OF TIME to reclassify 33.5 acres from an M-1 (Light Manufacturing) Zone to an H-1 (Limited Resort and Apartment) Zone.
USE PERMITS for the following: 1) an expansion of the Gaming Enterprise Overlay District; 2) a resort hotel/casino consisting of 2,700 hotel rooms; 3) 1,120 resort condominiums; 4) public areas including all casino areas, showrooms, live entertainment, cinema, performing arts center, shopping center, indoor and outdoor dining, entertainment, offices, meeting and convention, back-of-house, and parking structures; 5) increase the height of high-rise towers; 6) associated accessory and incidental commercial uses, buildings, and structures; and 7) deviations from development standards.

DEVIATIONS for the following: 1) encroachment into airspace; 2) reduced loading spaces; and 3) all other deviations as shown per plans on file. Generally located on the southeast corner of Spring Mountain Road and Polaris Avenue within Paradise (description on file). JJ/jgh/jo (For possible action) **BCC 8/2/23**

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair

JUSTIN C. JONES • MARILYN KIRKPATRICK • WILLIAM MCCURDY II • ROSS MILLER • MICHAEL NAFT • TICK SEGERBLOM
KEVIN SCHILLER, County Manager

MOVED BY- Philipp
DENY
VOTE: 4-0 Unanimous

11. **ET-23-400096 (DR-19-0352)-DIAMOND PM, LLC:**
DESIGN REVIEW SECOND EXTENSION OF TIME for a multiple family residential development (condominiums) and associated accessory structures on 1.6 acres in an R-3 (Multiple Family Residential) Zone. Generally located on the east side of Pecos-McLeod Interconnect, 650 feet south of Desert Inn Road within Paradise. TS/mh/syp (For possible action)
BCC 8/2/23

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

- VI. General Business (for possible action)
None
- VII. Public Comment
None heard
- VIII. Next Meeting Date
The next regular meeting will be July 25, 2023
- IX. Adjournment
The meeting was adjourned at 7:40 p.m.

08/15/23 PC AGENDA SHEET

MINOR TRAINING FACILITY
(TITLE 30)

HOWARD HUGHES PKWY/FLAMINGO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0217-BRE/HC LAS VEGAS PPTY HOLDING:

USE PERMIT for a minor training facility (less than 30 students) in conjunction with an existing office building on a portion of 2.3 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located 800 feet north of Flamingo Road and east of Howard Hughes Parkway within Paradise. TS/bb/syp (For possible action)

RELATED INFORMATION:

APN:

162-16-811-017 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3960 Howard Hughes Parkway, Suite 480
- Site Acreage: 2.3 (portion)
- Project Type: Minor training facility
- Square Feet: 1,311

Site Plan

The site plan depicts a multiple story building at 3960 Howard Hughes Parkway on a 2.3 acre portion of an existing office park on more than 20 acres at the northeast corner of Flamingo Road and Howard Hughes Parkway. The office park has 902 available parking spaces, including over 774 spaces in the parking garage and nearby surface parking lots. The office is located on the fourth floor in suite 480 at the northeast corner of the building.

Landscaping

Landscaping is existing and not a part of this application.

Floor Plans

The floor plans depict a 1,311 square foot space with a small office of approximately 250 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

Glam Sophisticated LLC is a licensed post secondary educational institution in Nevada and specializes in providing training to aspiring makeup artists. The 6 week training program will offer hands on training for less than 30 students at a time, and yearly enrollment of about 45 students. There is a large number of existing parking spaces (774) in surface parking and garage parking that services the larger office park. The training will take place six days a week from Monday through Saturday, 9:00 a.m. to 3:00 p.m.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0511-10	Copy center	Approved by PC	December 2010
UC-2111-98	Retail uses (parcel 162-16-811-023)	Approved by PC	January 1999
DR-1731-95	Office building	Approved by BCC	December 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Entertainment Mixed-Use	H-1	Office buildings Retail uses

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive 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. Goal 5.4 of the Clark County Master Plan and Policy 5.4.3 supports small business opportunities for educational programs like the proposed training facility. Staff does not anticipate any negative impact on surrounding uses. There is adequate parking and existing access to the property. Staff recommends approval of the use permit.

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:

Comprehensive Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GLAM SOPHISTICATED LLC

CONTACT: GLAM SOPHISTICATED LLC, 9353 FURNACE GULCH AVE, LAS VEGAS, NV 89178



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 (ZC) <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-23-0217</u> DATE FILED: <u>4-20-2023</u> PLANNER ASSIGNED: <u>888</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>7-25-23</u> PC MEETING DATE: <u>8-15-23</u> BCC MEETING DATE: _____ FEE: <u>\$675</u>
	PROPERTY OWNER NAME: <u>BRE/HC Las Vegas Property Holdings, LLC</u> ADDRESS: <u>3800 Howard Hughes Parkway, Suite 140</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>702-728-5390</u> CELL: _____ E-MAIL: <u>theHC@eqoffice.com</u>
	APPLICANT NAME: <u>Glam Sophisticated LLC</u> ADDRESS: <u>3960 Howard Hughes Pkwy Ste 480</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89169</u> TELEPHONE: <u>725-666-4422</u> CELL: <u>725-666-4422</u> E-MAIL: <u>glamsophisticated@gmail.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Nikolina Tepavac</u> ADDRESS: <u>9353 Furnace Gulch Ave</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89178</u> TELEPHONE: <u>725-666-4422</u> CELL: <u>725-666-4422</u> E-MAIL: <u>glamsophisticated@gmail.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 16216811017

PROPERTY ADDRESS and/or CROSS STREETS: 3960 Howard Hughes Pkwy Ste 480, Las Vegas, NV 89169

PROJECT DESCRIPTION: Small post secondary educational institution (less than 30 people)

(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.

Charles Hobey Charles Hobey
 Property Owner (Signature) Property Owner (Print)

STATE OF _____
 COUNTY OF _____
 SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)
 By _____
 NOTARY PUBLIC: _____

See Attached

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

APR-22-101451

UC-23-0217

From:
Glam Sophisticated LLC.
3960 Howard Hughes Pkwy, Ste 480
Las Vegas, NV 89169

To:
Department of Comprehensive Planning
500 S Grand Central Parkway
Las Vegas, NV 89155

PLANNER
COPY

JUSTIFICATION LETTER

Dear Sir/Madam,

Glam Sophisticated LLC is a licensed post secondary educational institution in Nevada and specializes in providing training to aspiring makeup artists.

We have been operating since February of 2020 and our "Beginner to Pro Makeup Program" is a hybrid between in-person and online training and consists of six weeks online (25 hours) plus one week in-person (40 hours) hands-on training in our training facility located at 3960 Howard Hughes Pkwy, Ste 480, Las Vegas, NV 89169.

During the hands-on training we can accommodate up to nine students at a time that practice on live models for six days - Monday through Saturday, 9AM to 3PM. We usually host hands-on training once or twice a month and since 2020 we have enrolled on average 45 students per year.

We are requesting this special use permit for a minor educational institution that is located inside of a business building positioned inside H-1 Zoning and our permit should get approved because we're complying with table 30.44 and our location is consistent and compatible with the characteristics of the community as it is a business center and we even have another cosmetology school located within the same business property.

Our school will have no impact on the adjacent properties, because we are a minor educational institution with less than 30 students and our new location is inside a big business center that is designed to accommodate thousands of people, so there will be no significant increase in foot or vehicle traffic, no need for any additional public utility or public services, no need for any structural or design changes to the building or the office space, or any other negative impact on the community as well.

Please consider our request for approval as we're compliant with all requirements for use per Table 30.44 and compatible with the character of the community, per Title 30.16.240.a.13 as listed above.

Sincerely,

Nikolina Tepavac
Owner of Glam Sophisticated LLC
725-666-4422
academy@glamsophisticated.com

Signature:

Tepavac Nikolina

Date:

1/18/2023

PLANNER
COPY

08/15/23 PC AGENDA SHEET

TATTOO PARLOR
(TITLE 30)

EASTERN AVE/ROCHELLE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-23-0330-KING DAVID, LLC:

USE PERMIT to allow a tattoo parlor.

WAIVER OF DEVELOPMENT STANDARDS: to reduce parking in conjunction with an existing shopping center on 3.9 acres in a C-1 (Local Business) Zone and C-2 (General Commercial) Zone.

Generally located on the west side of Eastern Avenue, 141 feet north of Rochelle Avenue within Paradise. TS/jor/syp (For possible action)

RELATED INFORMATION:

APN:
162-23-504-007, 162-23-504-008, and 162-23-504-009

USE PERMIT:
Allow a tattoo parlor that is not incidental to a beauty salon where a tattoo parlor must be incidental to a beauty salon per Table 30.44-1.

WAIVER OF DEVELOPMENT STANDARDS:
Reduce parking to 178 parking spaces where 209 parking spaces are required (a 15% reduction).

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

BACKGROUND:
Project Description
General Summary

- Site Address: 4225 S. Eastern Avenue, Suite #9
- Site Acreage: 3.9
- Project Type: Tattoo parlor
- Number of Stories: 1
- Square Feet: 1,500 (lease space)/52,161 (entire shopping center)
- Parking Required/Provided: 209/178

Site Plan and Request

The site plan depicts an existing shopping center located on the west side of Eastern Avenue, 141 feet north of Rochelle Avenue. Access to the site is located via existing driveways along Eastern Avenue. Parking is located along the north, west, and east property lines, with a centrally located parking lot for customers to utilize. The shopping center site design includes an inverted L-shaped building which spans from APN 167-23-504-007 to 167-23-504-008. In addition to this, there is an attached rectangular shaped building, oriented east to west, and is entirely located on APN 162-23-504-008.

Furthermore, APN 162-23-504-007 is the northernmost parcel of the shopping center and this area is zoned C-1. The central portion of the building is zoned C-1 for a majority of the northern half of APN 162-23-504-008, and the smaller southern portion of this parcel is zoned C-2. The southern most parcel APN 162-23-504-009 is zoned C-2.

The applicant's site is located within APN 162-23-504-008 only and is within the C-1 zoned portion of this particular parcel. The use permit request is to allow a tattoo parlor not incidental to a beauty salon. The waiver of development standards request is to reduce the required parking spaces to 178 spaces where 209 spaces are required.

Landscaping

Landscaping is neither required nor a part of this request.

Elevations

A submitted photo shows an existing 1 story shopping center with blue and white stucco walls, and a parapet style roof. No changes are proposed to the exterior façade of the shopping center building.

Floor Plans

The submitted floor plan shows a 1,500 square foot lease space with areas which include a front counter area, 4 tattoo stations, storage room, and a restroom.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the applicant, the tattoo establishment will include licensed tattoo artists on-site with approximately 6 to 10 clients per day. This business will be regulated by the Southern Nevada Health District.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-23-400063 (UC-0925-06)	Sixth extension of time to review an existing massage establishment - time limit removed	Approved by BCC	June 2023

Prior Land Use Requests

Application Number	Request	Action	Date
AR-18-400050 (UC-0925-06)	Fifth extension of time to review an existing massage establishment	Approved by BCC	April 2018
UC-0925-06 (AR-0107-17)	Fourth extension of time to review an existing massage establishment	Approved by BCC	October 2017
UC-0356-17	Food cart (taco cart) not within an enclosed building - expired	Approved by PC	June 2017
UC-0925-06 (ET-0088-14)	Third extension of time to review an existing massage establishment	Approved by BCC	September 2014
UC-0925-06 (ET-0180-09)	Second extension of time to review an existing massage establishment	Approved by PC	August 2009
UC-0925-06 (ET-0237-07)	First extension of time to review an existing massage establishment	Approved by PC	September 2007
UC-0925-06	Original application for a massage establishment in conjunction with an existing shopping center	Approved by PC	August 2006
WS-0623-01	Increased wall height and waived landscaping in conjunction with an existing shopping center	Approved by PC	June 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Shopping center
South	Corridor Mixed-Use	C-1	Undeveloped
East	Public Use	R-1	Place of worship & school
West	Public Use	R-1	School District property

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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 there are a variety of uses that are existing within the shopping center that do not negatively impact the surrounding neighborhood and adjacent businesses. The proposed tattoo parlor is located in an ideal commercial location and is a positive addition to the shopping center; therefore, staff supports this request.

Waiver 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.

The applicant provided a parking analysis from the original approved plans from over 40 years ago which showed 173 parking spaces to be provided where 255 were required. The site did not include parking lot landscaping. Aerial photos show that by Spring 2003, parking lot landscaping was added to the site, which slightly changed the design of the parking lot layout, during this time there were 179 parking spaces provided.

Per the applicant, today there are 178 existing parking spaces within the shopping center. Staff does not typically support parking reduction requests. However, aerial photos since 1999 show that the existing parking lot is not at a full capacity at any given time, nor have there been reported issues due to lack of parking spaces. For these reasons, staff can support the parking reduction 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:

Comprehensive 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.

Fire Prevention Bureau

- 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: HENRY MIRANDA FUENTES

CONTACT: HENRY MIRANDA FUENTES, SKIN ARTIST TATTOO, 4225 EASTERN AVENUE, UNIT 9, LAS VEGAS, NV 89119

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE (ZC)</p> <p><input checked="" type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>UC-23-0330</u> DATE FILED: <u>6-6-23</u></p> <p>PLANNER ASSIGNED: _____</p> <p>TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>07/11/2023</u></p> <p>PC MEETING DATE: <u>08/01/2023</u></p> <p>BCC MEETING DATE: _____</p> <p>FEE: <u>\$675</u> APR-23-100545</p>
	PROPERTY OWNER	<p>NAME: <u>King David LLC</u></p> <p>ADDRESS: <u>3055 via Sarafina Dr</u></p> <p>CITY: <u>Henderson</u> STATE: _____ ZIP: <u>89052</u></p> <p>TELEPHONE: <u>702-260-2013</u> CELL: _____</p> <p>E-MAIL: <u>koroghli@msn.com</u></p>
	APPLICANT	<p>NAME: <u>Hena Miranda Fuentes</u></p> <p>ADDRESS: <u>4225 S Eastern unit 9</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u></p> <p>TELEPHONE: <u>(702) 573-0377</u> CELL: _____</p> <p>E-MAIL: <u>skinartistluc@gmail.com</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>Henry Miranda-Fuentes</u></p> <p>ADDRESS: <u>4225 S Eastern unit 9</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u></p> <p>TELEPHONE: <u>(702) 573-0377</u> CELL: _____</p> <p>E-MAIL: <u>skinartistluc@gmail.com</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 16223504008

PROPERTY ADDRESS and/or CROSS STREETS: 4225 S Eastern unit 9

PROJECT DESCRIPTION: Tattoo Parlor

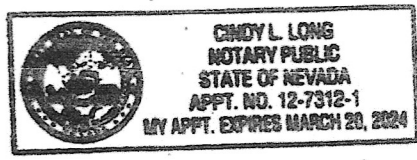
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code, that the information on the attached legal description, all plans, and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

Ray Koroghli Ray Koroghli
 EF8F483890CA48C Property Owner (Print)
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 04-10-2023 (DATE)

By Ray Koroghli
 NOTARY PUBLIC: Cindy L. Long



*NOTE: Concrete 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

UC-23-0330

My name is Henry Fuentes

I would like to open a tattoo parlor in a c-1 zone, located close to a beauty salon.

It here was a tattoo establishment at the exact same unit prior to me remodeling at this location.

There will be 3 Artist at this location including myself. Traffic flow at a regular basis is 6-10 clients a day.

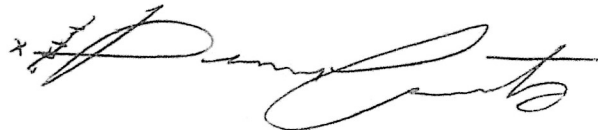
Will be selling merchandise ,custom artwork. There are 4 parking spots available for employees in the back and in the front

We have more than 6 available parking spaces..The unit is located 4225 s eastern avenue unit9.

The establishment will be regulated by southern nevada health district.

Thank you.

no changes to existing landscaping. 5/24/2023



08/15/23 PC AGENDA SHEET

HOOKAH LOUNGE
(TITLE 30)

WYNN RD/NAPLES DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-23-0344-PA INVESTMENTS, LLC:

USE PERMIT to allow a hookah lounge in conjunction with an existing tavern and adult use (cabaret) on 1.2 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the east side of Wynn Road, 150 feet south of Naples Drive within Paradise. MN/jor/syp (For possible action)

RELATED INFORMATION:

APN:
162-19-702-010

LAND USE PLAN:
WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4636 Wynn Road
- Site Acreage: 1.2
- Project Type: Proposed hookah lounge
- Number of Stories: 2
- Square Feet: 12,191
- Parking Required/Provided: 124/115 (established via UC-22-0573)

Site Plans & Request

The provided plans depict an existing tavern and adult use cabaret (Wet Nightclub). Access is provided via 2 driveways from Wynn Road to the north and south of the existing building. Parking is provided to the north, east, and south of the building. The existing parking analysis consists of 115 parking spaces provided on-site where 124 spaces are required. This parking analysis was established via UC-22-0573. The applicant is requesting a use permit to allow a hookah lounge in conjunction with an existing adult cabaret with a tavern.

Landscaping

Landscaping is neither required nor a part of this request.

Elevations

The plans and photos depict an existing concrete building painted white with aluminum store front doors on the front of the building along Wynn Road.

Floor Plans

The plans depict an existing 12,191 square foot building with lobby, front office, restrooms, lounge area, and bar on the first level. There are 2 additional lounge areas on the second level along with restrooms, storage, kitchen, offices, and dressing rooms.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the justification letter, the applicant would like to offer hookah services to the existing establishment (Wet Nightclub). Per the applicant, hookah services would improve business and enhance the customer experience.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0573	Allowed a tavern and adult cabaret, with a waiver to establish a parking alternative requirement	Approved by PC	December 2022
WS-0146-07	Increased animated sign area and letter height in conjunction with an adult use	Approved by PC	May 2007
ADR-0946-05	Expansion of an adult cabaret within an approved tavern - expired	Approved by ZA	September 2005
UC-0286-05	Expansion of a tavern - expired	Approved by PC	April 2005
UC-0238-01 (ET-0105-02)	First extension of time for a tavern with waivers to allow the existing landscaping - expired	Approved by PC	May 2002
ADR-0202-01	Adult use - expired	Approved by ZA	March 2001
UC-0238-01	Re-established the tavern use with waivers to allow the existing landscaping - expired	Approved by PC	April 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Business Employment	M-1	Office/warehouse

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive 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 request is appropriate and compatible with the surrounding land uses, and staff has no objection to 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:

Comprehensive 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.

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: WET NIGHTCLUB

CONTACT: WET NIGHTCLUB, 4636 WYNN RD, LAS VEGAS, NV 89103



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<p>APPLICATION TYPE</p> <p><input type="checkbox"/> TEXT AMENDMENT (TA)</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p style="padding-left: 20px;"><input type="checkbox"/> CONFORMING (ZC)</p> <p style="padding-left: 20px;"><input type="checkbox"/> NONCONFORMING (NZC)</p> <p><input checked="" type="checkbox"/> USE PERMIT (UC)</p> <p><input type="checkbox"/> VARIANCE (VC)</p> <p><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)</p> <p><input type="checkbox"/> DESIGN REVIEW (DR)</p> <p><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)</p> <p><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)</p> <p><input type="checkbox"/> WAIVER OF CONDITIONS (WC)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> ANNEXATION REQUEST (ANX)</p> <p><input type="checkbox"/> EXTENSION OF TIME (ET)</p> <p>_____ (ORIGINAL APPLICATION #)</p> <p><input type="checkbox"/> APPLICATION REVIEW (AR)</p> <p>_____ (ORIGINAL APPLICATION #)</p>	STAFF	<p>APP. NUMBER: <u>UC-23-0344</u> DATE FILED: _____</p> <p>PLANNER ASSIGNED: _____</p> <p>TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>07/25/2023</u></p> <p>PC MEETING DATE: <u>08/15/2023</u></p> <p>BCC MEETING DATE: _____</p> <p>FEE: <u>\$675</u></p>
	PROPERTY OWNER	<p>NAME: <u>PA Investments LLC / ASA POWELL</u></p> <p>ADDRESS: <u>4636 Wynn Road</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u></p> <p>TELEPHONE: _____ CELL: _____</p> <p>E-MAIL: _____</p>
	APPLICANT	<p>NAME: <u>Wet Nightclub</u></p> <p>ADDRESS: <u>4636 Wynn Road</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u></p> <p>TELEPHONE: <u>7734061454</u> CELL: _____</p> <p>E-MAIL: <u>info@wetlv247@gmail.com</u> REF CONTACT ID #: _____</p>
	CORRESPONDENT	<p>NAME: <u>Mikki DeJurnett</u></p> <p>ADDRESS: <u>8813 Saint Cloud Ct</u></p> <p>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89143</u></p> <p>TELEPHONE: _____ CELL: <u>909-636-1779</u></p> <p>E-MAIL: <u>mikkiwetlv247@gmail.com</u> REF CONTACT ID #: _____</p>

ASSESSOR'S PARCEL NUMBER(S): 162-19-702-010

PROPERTY ADDRESS and/or CROSS STREETS: 4636 Wynn Road

PROJECT DESCRIPTION: To provide Hookahon site to our customers

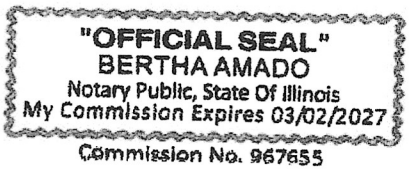
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

ASA Powell ASA Powell
 Property Owner (Signature)* Property Owner (Print)

STATE OF Illinois
 COUNTY OF COOK

SUBSCRIBED AND SWORN BEFORE ME ON 05/19/2023 (DATE)
 By ASA Powell

NOTARY PUBLIC: Bertha Amado



*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.

**Wet Nightclub
4636 Wynn Rd
Las Vegas, NV 89103
773-406-1454**

**PLANNER
COPY**

Clark County Comprehensive Planning
500 south Grand Central Parkway
Las Vegas, NV 89101

Re: Justification of request for permit to add Hookah Service.

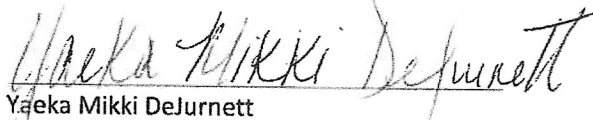
Dear Madam/ Sir

We are requesting a Special Use Permit to add Hookah and hookah consumption on-premises:

- We are looking to offer our customer full hookah services at Wet nightclub.

We believe Hookah services would enhance our business and improve customer satisfaction.

Sincerely,



Yaeka Mikki DeJurnett
Wet Nightclub/Vegas Boys Management LLC

08/16/23 BCC AGENDA SHEET

PLACE OF WORSHIP
(TITLE 30)

SPENCER ST/ROBINDALE RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-23-400094 (UC-21-0184)-MARIANO, MARILOU:

USE PERMIT FIRST EXTENSION OF TIME for a place of worship on 0.8 acres in an R-E (Rural Estates) Zone.

Generally located on the east side of Spencer Street, 440 feet north of Robindale Road within Paradise. MN/rp/syp (For possible action)

RELATED INFORMATION:

APN:
177-11-603-003

LAND USE PLAN:
WINCHESTER/PARADISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: 7630 Spencer Street
- Site Acreage: 0.8
- Project Type: Place of worship

History & Request

The Board of County Commissioners (BCC) previously approved a use permit to allow a place of worship via UC-21-0184. The wavier of development standards and the design review were denied in June 2021. In a separate application, the applicant is submitting for a new wavier of development standard and design review to redesign the project. Due to a 2 year time limit to commence the use, the place of worship will not commence before the originally approved use permit is expired. Therefore, the applicant is requesting an extension of time to commence UC-21-0184.

Site Plans

The place of worship was proposed within a renovated single family residence. The plans depict an existing 1 story single family residence that is being utilized as a place of worship. The residence is set back 215 feet from the west property line along Spencer Street, 12 feet from the north property line, 15 feet from the south property line, and 48 feet from the east property line. An existing pool is located within the rear yard of the project site; however, the pool appears to

be empty based on recent aerial photographs. Access to the site is granted via a single, existing 20 foot driveway along Spencer Street. An existing 5 foot wide attached sidewalk is located along Spencer Street.

Elevations

The plans depict an existing residence consisting of a stucco exterior and an asphalt shingled roof. The height of the existing building is 20 feet to the top of the pitched roof and 23 feet to the top of the cross. The exterior of the building is painted with neutral, earth tone colors. The height of the existing metal carport is 8 feet.

Floor Plans

The plans depict a 3,653 square foot residence consisting of a front and main sanctuary area, prayer room, media room, restroom facilities, children's room, kitchen, mass hall, storage and equipment rooms, and pantry.

Previous Conditions of Approval

Listed below are the approved conditions for UC-21-0184:

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

- Drainage study and compliance;
- Right-of-way dedication to include a portion of the Duck Creek Channel;
- Grant necessary easements and/or right-of-way;
- Reconstruct driveway as a commercial pan driveway per Uniform Standard Drawing 224;
- Applicant shall perform a topo survey to determine the limits of the Duck Creek Channel in relationship to the on-site and off-site improvements.

Building Department - Fire Department

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement; and that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation (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.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that since approval of UC-21-0184, building permits have been in process. Considering the timeframe for the building permits and new application for a design review and waiver of development standards that are being reviewed through the APR process (APR-23-100012), the applicant requests an extension of time.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0184	Place of worship in R-E zoning	Approved by BCC	June 2021
VS-21-0185	Vacated and abandoned a portion of a public drainage easement	Denial by BCC	June 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential & drainage channel
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Single family residential & drainage channel

Clark County Public Response Office (CCPRO)

There is an active zoning violation on the subject parcel (CE-19-17787) for building without permit.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive 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.

The applicant is in the process of submitting land use applications for a design review and waiver of development of standards for the place of worship. Progress has been made and demonstrated a good faith effort to commence the project in a timely manner. Therefore, staff can support the request of an extension of time.

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:

Comprehensive Planning

- Until June 16, 2025 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

- Compliance with previous conditions.
- Applicant is advised that a vacation application must be submitted for a portion of the drainage easement on the site.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: PHILIP WAKEFIELD

CONTACT: PHILIP WAKEFIELD, BLUE DIAMOND CIVIL ENGINEERING, 9816 GILLESPIE STREET, SUITE 120, LAS VEGAS, NV 89183



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 (ZC) <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) UC-21-0184 (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>23-400094</u> DATE FILED: <u>6/5/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>7/25/23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>8/16/23</u> FEE: <u>\$900.00</u>
	PROPERTY OWNER NAME: <u>MARILOU MARIANO</u> ADDRESS: <u>1805 VESPERTINA COURT</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89128</u> TELEPHONE: <u>702.521.6598</u> CELL: _____ E-MAIL: <u>marilou-mariano165@yahoo.com</u>
	APPLICANT NAME: <u>BLUE DIAMOND CIVIL ENGINEERING</u> ADDRESS: <u>9816 GILESPIE STREET STE 120</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89183</u> TELEPHONE: <u>702.478.8580</u> CELL: _____ E-MAIL: <u>pwakefield@bdce-lv.com</u> REF CONTACT ID #: <u>180307</u>
	CORRESPONDENT NAME: <u>BLUE DIAMOND CIVIL ENGINEERING</u> ADDRESS: <u>9816 GILESPIE STREET STE 120</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89183</u> TELEPHONE: <u>702.478.8580</u> CELL: _____ E-MAIL: <u>pwakefield@bdce-lv.com</u> REF CONTACT ID #: <u>164856</u>

ASSESSOR'S PARCEL NUMBER(S): 177-11-803-003

PROPERTY ADDRESS and/or CROSS STREETS: 7630 SPENCER STREET

PROJECT DESCRIPTION: PLACE OF WORSHIP

(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.

Mariano
 Property Owner (Signature)*

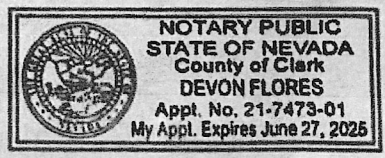
MARILOU MARIANO
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON May 31 2023 (DATE)

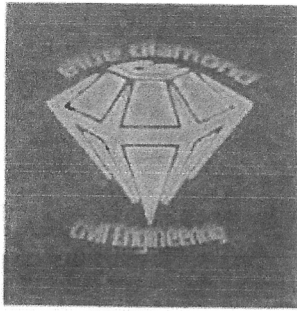
By Mariou Mariano

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.

23-400094



June 1, 2023

Clark County Public Works
500 South Grand Central Parkway
Las Vegas, Nevada 89155

**Re: 7630 Spencer Street – UC-21-0184
Ext of Time Request Via Public Hearing**

To Whom It May Concern:

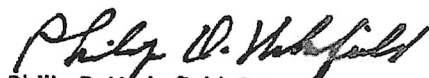
Blue Diamond Civil Engineering, on behalf of our client, would like to formally request an Extension of Time in order to complete the review and processing of the supporting land use applications known as APR23-100012. In consideration of the time frames for the public hearing process for the land use applications and building permit review process, we must request an extension of time for the subject permit since the current deadline to commence UC-21-0184 is June 16, 2023.

We request that our deadline be extended to allow the submittal and review process to run its course for the supporting permits that are currently in review and referenced above as APR-23-100012.

I trust this satisfies your concerns regarding this project. If there are any questions or additional information necessary, please contact this office.

Sincerely,

Blue Diamond Civil Engineering


Philip D. Wakefield, P.E.
Principal

Blue Diamond Civil Engineering
9816 Gilesple Street, Suite 120
Las Vegas, NV 89183
(702) 478-8580

4

08/16/23 BCC AGENDA SHEET

RECREATIONAL FACILITY
(TITLE 30)

GREEN VALLEY PKWY/RAMROD AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0377-2895 UNIVERSAL, LLC:

USE PERMIT for a recreational facility on a portion of 1.6 acres in an M-D (Designed Manufacturing) (AE-65) Zone.

Generally located on the west side of Green Valley Parkway and the south side of Ramrod Avenue within Paradise. JG /lm/syp (For possible action)

RELATED INFORMATION:

APN:

161-31-702-016; 161-31-702-017; 161-31-702-019; 161-31-702-029; 161-31-802-025; 161-31-802-026 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2895 Green Valley Parkway
- Site Acreage: 1.6 (portion)
- Project Type: Recreational facility (Air Soft Sport)
- Number of Stories: 1
- Building height (feet): 34
- Square Feet: 25,829
- Parking Required/Provided: 419/515

Site Plan

This request is treated as a project of Regional Significance since the request is for a use permit across the street from the City of Henderson. The plans depict a recreational facility (Air Soft Sport) located in the existing 25,829 square foot building. Access to the site is from Green Valley Parkway with additional cross access provided with the properties to the north, south, and west. A total of 515 parking spaces are provided where 419 parking spaces are required for the 4 commercial buildings on 5 lots developed with this property. A fifth building was developed on a sixth lot as a vehicle maintenance use and meets Code with an additional 58 parking spaces on-site.

Landscaping

The existing landscaping on-site will remain, and no changes are proposed. Some of the original landscaping appears to be dead or removed. Staff added a proposed condition that this property and the parking area landscaping be restored.

Elevations

The plans depict a single story, building with stucco finishing and glass storefronts.

Floor Plans

The plans show an entry reception area, arena's and virtual reality stage, sporting goods sales area, coffee shop, offices, storage, and locker rooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the site was previously occupied by a health club which is a similar use. Hours of operation will be daily from 8:00 a.m. to 11:00 p.m. The sport is for all ages and consists of virtual reality headsets and soft gel ball equipment which includes classes, tournaments, private company events, and is affiliated with local first responders for training and exercise.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0077	Hookah lounge within an existing supper club	Approved by BCC	April 2022
UC-21-0393	Supper club	Approved by BCC	September 2021
UC-0742-12	Supper club - expired	Approved by PC	February 2013
DR-0667-08	Office building	Approved by BCC	August 2008
UC-0558-97	Outside dining - expired	Approved by PC	May 1997
UC-0085-97	Restaurant/supper club - expired	Approved by PC	February 1997
VC-1416-96	Reduced street landscape area	Approved by PC	October 1996
UC-0779-96	Tanning salon	Approved by PC	June 1996
ZC-0391-94	Reclassified the site and properties to the north from R-E to M-D zoning	Approved by BCC	April 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	C-2 & M-D	Vehicle repair & parking lot
South	City of Henderson	CC-AE	Shopping center
East	Business Employment & City of Henderson	CC-AE	Office with restaurants within the same industrial complex & bank
West	Business Employment	M-D	Flood channel & industrial

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

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

The proposed private recreational facility use is located on the west side of the site and not in close proximity to residential uses. The parking associated with the development of this commercial center, includes 3 other buildings to the north and east with approximately 96 additional spaces per DR-0667-08 at the time of development. Surrounding properties are used for a variety of commercial purposes and will not be adversely impacted by the proposed recreational facility use. Policy 5.1.5 of the Master Plan encourages reinvestment in vacant commercial centers and supports the type of reuse intended for this property. Staff can support this request.

Department of Aviation

The property lies within the AE-65 (65-70 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:**Comprehensive Planning**

- Landscaping to be restored to previous conditions and dead plants replaced as needed;

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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.

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: RICHIE WU

CONTACT: RICHIE WU, 370 MANO DESTRA LANE, HENDERSON, NV 89011

08/16/23 BCC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT
(TITLE 30)

ROCHELLE AVE/PECOS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-23-400098 (WS-21-0683)-GREYSTONE NEVADA, LLC:

WAIVER OF CONDITIONS of a waiver of development standards requiring existing power lines to be relocated underground in conjunction with a single family residential subdivision 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/nai/syp (For possible action)

RELATED INFORMATION:

APN:

161-19-114-001 through 161-19-114-029

LAND USE PLAN:

WINCHESTER/PARADISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 4226, 4236, 4246, 4256, 4266, 4276, 4286, and 4296 Rosalyn Ridge Street; 3504, 3505, 3514, 3515, 3524, 3525, 3534, and 3544 Raina Ridge Court; 3477, 3497, 3506, 3507, 3516, 3517, 3526, and 3527 Roxanne Ridge Court; 3478, 3498, 3508, 3518, and 3528 Rochelle Avenue
- Site Acreage: 6.4
- Number of Lots/Units: 29
- Density (du/ac): 4.7
- Minimum/Maximum Lot Size (square feet): 6,900/10,477
- Project Type: Single family development
- Number of Stories: 1
- Building Height: 15 feet 7 inches to 22 feet 8 inches
- Square Feet: 3,600 to 3,775

Site Plans

The approved plans submitted depict a 30 lot single family residential development on 6.4 acres for a density of 4.7 units per acre. Later a revised plan was accepted by staff which reduced the lot count to 29 lots, per the condition of approval. The minimum net lot size is 6,900 square feet

and the maximum is 10,477 square feet. Five lots are accessed from Rochelle Avenue. The remaining lots are accessible on a private street from Rochelle Avenue with 2 streets terminating in hammerhead cul-du-sacs extending west from the private street (1 ends with a stub street extending east). The majority of the increased finish grade is located on the northern portion of the site. The revised plans show the increase is less than originally requested. The increased wall height (retaining plus screening wall) is located on all sides of the site with an overall height of 12 feet; however, the waiver for the wall height was withdrawn.

Landscaping

The approved plans show a 5 foot wide landscape strip along the lots on the western side of the private street, a 5 foot wide strip along the north side of Lot 8 and a 6 foot wide landscape strip on the south side of Lot 1 which sides on Rochelle Avenue. Although a condition was imposed for the walls to be tiered, that condition was later waived as the revised plans showed walls which were lower in height than originally requested.

Elevations

The approved plans show 3 options are offered for 3 single story homes. The height ranges from 15.7 feet high to 22.8 feet high. Exterior elements will include stucco exteriors with stone veneer options with tiled roof.

Floor Plan

The proposed homes range from 3,600 square feet to 3,775 square feet and are composed of typical room types within the area of the home. Various models offer 3 to 4 car garages and 1 model has an RV garage.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for WS-21-0683:

Current Planning

- Stair step with a planter 3 feet in width between the retaining wall and the screening wall;
- Limited to 29 lots;
- Single story homes only;
- Southernmost hammerhead to be redesigned to be a cul-de-sac;
- Existing power lines to be relocated underground;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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 4 years of approval date or it will expire.

Public Works - Development Review

- Full off-site improvements except for full width paving;
- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Right-of-way dedication to include 30 for Rochelle Avenue;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there may be unpermitted septic systems on APNs 161-19-101-005 and 161-19-101-009; to connect to municipal sewer and remove the septic systems in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the systems have been properly removed.

Applicant's Justification

The applicant requests to waive the condition of relocating the existing power lines underground. Per the applicant's justification letter, this condition was discussed with NV Energy and County Commissioner Tick Segerblom. Relocating the power lines would not be cost effective nor necessary especially since the power lines are already existing.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-22-400106 (WS-21-0683)	Waived the required stair step with a planter 3 feet in width between the retaining wall and the screening wall	Approved by BCC	November 2022
VS-21-0684	Vacated and abandoned patent easements	Approved by BCC	March 2022
WS-21-0683	Single family residential development with increased grade and hammerhead turnarounds	Approved by BCC	March 2022
TM-21-500192	30 lot single family residential development	Approved by BCC	March 2022
DR-0907-16	32 lot subdivision with increased finished grade - expired	Approved by BCC	February 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	R-1	Single family residential
West	Ranch Estate Neighborhood (up to 2 du/ac) & Corridor Mixed-Use	R-1 & C-1	Mini-warehouse & single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

At the March 16, 2022 Board of County Commissioners’ meeting, there was a land specialist who mentioned that if the applicant moved the existing power lines it would affect the budget of the new single family project. As a result, it would negatively affect the aesthetic appeal of the new homes. Subsequently the applicant met with Commissioner Tick Segerblom and the neighbors and it was determined that it is acceptable for the power lines to remain above ground. Therefore, staff can support this request.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition will no longer fulfill its intended purpose.

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:

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: GREYSTONE NEVADA, LLC

CONTACT: STEPHANIE ALLEN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135



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 (ZC) <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 checked="" type="checkbox"/> WAIVER OF CONDITIONS (WC) WS-21-0683 (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>WC-23-400098</u> DATE FILED: <u>6/14/2023</u> PLANNER ASSIGNED: <u>NAI</u> TAB/CAC: <u>Paradise</u> TAB/CAC DATE: <u>7/25/2023</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>8/16/2023</u> FEE: <u>\$475.00</u>
	PROPERTY OWNER NAME: <u>Greystone Nevada, LLC</u> ADDRESS: <u>5505 Blue Lagoon Drive</u> CITY: <u>Miami</u> STATE: <u>FL</u> ZIP: <u>33126</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Greystone Nevada, LLC</u> ADDRESS: <u>5505 Blue Lagoon Drive</u> CITY: <u>Miami</u> STATE: <u>FL</u> ZIP: <u>33126</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Stephanie Allen - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: _____ E-MAIL: <u>sallen@kcnvlaw.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 161-19-114-001 thru 029

PROPERTY ADDRESS and/or CROSS STREETS: Pecos Street and Rochelle Avenue

PROJECT DESCRIPTION: Waiver of Conditions

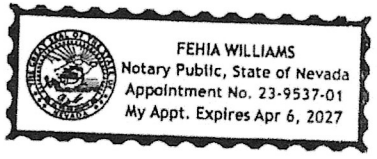
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and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

[Signature] Robert Johnson - Authorized Agent
 Property Owner (Signature)* Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

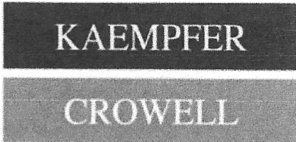
SUBSCRIBED AND SWORN BEFORE ME ON 6-9-2023 (DATE)

By ROBERT JOHNSON
 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.

LAS VEGAS OFFICE
 1980 Festival Plaza Drive, Suite 650
 Las Vegas, NV 89135
 T: 702.792.7000
 F: 702.796.7181



STEPHANIE HARDIE ALLEN
sallen@kcnvlaw.com
 D: 702.792.7045

June 12, 2023

VIA HAND DELIVERY

Clark County Comprehensive Planning
 500 S. Grand Central, 1st Floor
 Las Vegas, NV 89155

Re: Justification letter regarding Waiver of Condition for Approval of WS-21-0683

To Whom It May Concern:

Please be advised our firm represents Lennar Homes (the "Applicant") in the above referenced matter. The proposed project is located on the north side of Rochelle Avenue between Pecos Road to the west and Pearl Street to the east. The property is more particularly described as Assessor's Parcel Numbers 161-19-114-001 thru 029.

The above referenced matter was presented before the Clark County Board of County Commissioners on March 16, 2022 and was approved subject to certain conditions. A Notice of Final Action was filed by the Department of Comprehensive Planning on March 28, 2022 detailing the necessary conditions of approval. One of those conditions was to relocate the existing power lines underground. The Applicant has had meetings with NV Energy and Commissioner Segerblom's office. It has been determined that relocating the power lines would be cost prohibitive. Therefore, we are respectfully requesting that this condition of approval be waived. The removal of this condition will not adversely impact the Property or the surrounding area as the power lines are existing.

Thank you for your kind consideration. If you have any questions, please do not hesitate to contact me or my Paralegal Lindsay Kaempfer at (702) 792-7000.

Sincerely,

KAEMPFER CROWELL

Stephanie Hardie Allen

SHA/lak