



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

October 11, 2022

6:00pm

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 Carmen Hayes at 702) 371-7991 or chayes70@yahoo.com.
 - 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/SpringValleyTAB>.

Board/Council Members: Yvette Williams, Chair
 Rodney Bell
 Brian A. Morris

Catherine Godges, Vice Chair
 John Getter

Secretary: Carmen Hayes (702) 371-7991 chayes70@yahoo.com
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Mike Shannon 702-455-8338 mds@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, and Roll Call

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.

BOARD OF COUNTY COMMISSIONERS
 JAMES B. GIBSON, Chair – JUSTIN C. JONES, Vice-Chair
 MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM
 YOLANDA T. KING, County Manager

- III. Approval of Minutes for September 27, 2022. (For possible action)
- IV. Approval of the Agenda for October 11, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (For discussion only)
 - Applications will be accepted until October 16, 2022 for the nine (9) member Business Development Advisory Council (BDAC) to fill a two-year term beginning January 1, 2023 and ending December 31, 2024. The Council serves in an advisory capacity to the Board of County Commissioners on matters concerning the County's minority, women and small business procurement initiatives.
 - Applications are available until November 15, 2022 for appointments by the Clark County Board of County Commissioners to serve on the Spring Valley Town Advisory Board for a two-year (2-year) term beginning January 2023.
 - Gus Macker 3-on-3 Basketball Tournament October 15th and 16th Cashman Field Parking Lot, 850 Las Vegas Boulevard North. Register at www.UBEARINC.ORG/EVENTS or www.MACKER.COM/LOCAL/LAS-VEGAS-NV.

VI. Planning and Zoning

1. **UC-22-0502-FINDLAY FAMILY PROPERTIES LP:**
USE PERMITS for the following: 1) allow an auction (vehicle); and 2) public address system. **DESIGN REVIEW** for an auction (vehicle) on a portion of 8.2 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Sahara Avenue, 300 feet east of Lindell Road within Spring Valley. JJ/sd/syp (for possible action) 10/19/22 BCC
2. **UC-22-0511-PHOENIX PLAZA HOLDINGS, LLC:**
USE PERMIT to reduce the separation from an on-premises consumption of alcohol (supper club) use to a residential use on a portion of 4.3 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Flamingo Road and the east side of Torrey Pines Drive within Spring Valley. JJ/bb/syp (For possible action) 11/01/22 PC

VII. General Business

1. Take public input and finalize requests for the next fiscal year budget (For possible action).

- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: October 25, 2022.
- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Desert Breeze Community Center, 8275 W. Spring Mountain Rd.
<https://notice.nv.gov>

10/19/22 BCC AGENDA SHEET

AUCTION
(TITLE 30)

SAHARA AVE/LINDELL RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0502-FINDLAY FAMILY PROPERTIES LP:

USE PERMITS for the following: 1) allow an auction (vehicle); and 2) public address system.

DESIGN REVIEW for an auction (vehicle) on a portion of 8.2 acres in a C-2 (General Commercial) Zone.

Generally located on the south side of Sahara Avenue, 300 feet east of Lindell Road within Spring Valley. JJ/sd/syp (for possible action)

RELATED INFORMATION:

APN:

163-12-501-023 ptn

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 5325 W. Sahara Avenue
- Site Acreage: 8.2 (portion)
- Project Type: Vehicle auction with public address system
- Parking Required/Provided: 15/150 (staff & public)

Request and Site Plans

The plans depict an existing automobile sales and service facility with the southwestern portion of the site to be used for a wholesale vehicle auction and will be leased to the applicant from Findlay Auto Group. The auction will be held weekly on Tuesdays and will be closed to the public. The remainder of the property will continue to be used for vehicle sales. A maximum of 250 vehicles will be present during auctions on Tuesday mornings and an amplified microphone will be used during auction times. Access to the site is from Sahara Avenue. The applicant will be placing 2 modular buildings for office use, otherwise no new buildings will be constructed as part of this request.

Landscaping

The applicant states that no new landscaping is proposed and has noted existing landscaping on the site plan.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that Manheim Nevada is a wholesale auto remarketing company that has a partnership with the Findlay Auto Group. Manheim will facilitate a mobile wholesale auto auction weekly which Manheim leases from the Findlay Family. This auction is open to licensed dealers only (no public) and there will be no test drives. There will be no landscaping or permanent structures built as the applicant intends to operate from modular buildings.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0914-07	Reclassified to C-2 zoning with a use permit for outside storage, a waiver to eliminate landscaping to less intense use, and design review for outside storage in conjunction with existing automobile sales – expired	Approved by BCC	September 2007
WS-0908-07	Waived landscaping next to a less intense use, and reduced trash enclosure separation in conjunction with automobile sales	Approved by PC	September 2007
UC-0244-00	Power poles within existing transmission corridor	Approved by PC	March 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	C-1	Commercial retail
South	Ranch Estate Neighborhood (up 2 du/ac)	R-2	Single family residential
East	Corridor Mixed-Use	C-2 & C-1	Vehicle sales
West	Neighborhood Commercial	C-P	Office

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits & 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.

As a special use, a wholesale auction use (vehicle sales) may be appropriate if located in an area which is compatible with the neighborhood. Reviewing the immediate neighborhood, residential

uses are located to the south and are zoned R-2, and other commercial uses, including the other portion of the property currently used for vehicle sales, are adjacent to the site to the east and west.

Staff has concerns about the intensity of the use of the parcel, which increases the number of stored vehicles on-site up to 250. Staff feels the use of an auto auction with amplified microphone use during auction times, and the number of vehicles stored on-site, will create an over abundance of noise, pollution, and other obnoxious impacts to the residential uses to the south that are adjacent to this site. A previous application was approved to waive the intense landscape requirement along the southern property line and was approved in conjunction with an existing vehicle sales business. With this increase in intensity and lack of appropriate buffering, an auction (vehicle) use will potentially create significant impacts to the surrounding area. Staff cannot support these requests.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Applicant is advised that all modular buildings must adhere to all requirements of the Building Department; the installation and use of cooling systems that consumptively use water are prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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 CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, applicant is advised to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: MANHEIM NEVADA
CONTACT: MANHEIM NEVADA, 6600 AUCTION LANE, LAS VEGAS, NV 89165

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-22-0522</u> DATE FILED: <u>9/8/2022</u> PLANNER ASSIGNED: <u>BTK</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>10-25-2022</u> PC MEETING DATE: <u>11-15-2022</u> BCC MEETING DATE: _____ FEE: <u>675</u>
	PROPERTY OWNER NAME: <u>4199 South Fort Apache Road, LLC c/o Chu H Son</u> ADDRESS: <u>2174 Stage Stop Dr.</u> CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89052</u> TELEPHONE: <u>7202039765</u> CELL: <u>7202039765</u> E-MAIL: <u>chson@denverlink.com</u>
	APPLICANT NAME: <u>Aces C-Store 1 L.L.C. c/o Kolten Norbert Aleman</u> ADDRESS: <u>7272 S. El Capitan Way</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>(702) 528-1106</u> CELL: <u>(702) 528-1106</u> E-MAIL: <u>kolten@encoreore.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Argentum Law c/o Jeff Donato</u> ADDRESS: <u>6037 S. Fort Apache Rd., Ste. 130</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>(702) 997-0083</u> CELL: <u>(702) 610-9482</u> E-MAIL: <u>jeff@argentumnv.com</u> REF CONTACT ID #: <u>172156</u>

ASSESSOR'S PARCEL NUMBER(S): ptn. of 163-19-510-008

PROPERTY ADDRESS and/or CROSS STREETS: 4199 S. Fort Apache Rd., Las Vegas, NV 89147

PROJECT DESCRIPTION: SUP to reduce distance separation from convenience store use to residential use

(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)*

Chu H Son, Its Managing Member

Property Owner (Print)

STATE OF Colorado
COUNTY OF Douglas

SUBSCRIBED AND SWORN BEFORE ME ON May 25, 2022 (DATE)

By Chu H. Son

NOTARY PUBLIC:

CASSANDRA DURAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214036888
MY COMMISSION EXPIRES SEPTEMBER 16, 2025

*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.

ARGENTUM LAW

Jeff Donato
Director of Licensing & Regulatory Compliance
Phone: (702) 997-0063
Fax: (702) 997-0038
Email: jeff@argentumnv.com

Law Offices
Las Vegas (702) 997-0066
Reno (775) 473-7444

July 5, 2022

PLANNER
COPY

Clark County Comprehensive Planning
500 S. Grand Central Pkwy., 1st Floor
Las Vegas, Nevada 89030

Re: Justification Letter for Convenience Store Use

To Whom It May Concern:

This law firm represents Aces C-Store 1 L.L.C., a Nevada limited liability company (the “Company”), with regard to its request for a Special Use Permit to reduce the distance separation from a residential use to a proposed convenience store use (the “Proposed Use”) upon that certain real property located at 4199 S. Fort Apache Rd., #C, Las Vegas, NV and more particularly described as a portion of APN 163-19-510-008 (the “Property”). The Property is within an existing retail center on 1.0 acres in a C-2 (General Commercial) zoning district within the MUD-3 Overlay District.

The Company is in the process of completing its tenant improvements for an approximate 1,433 square foot convenience store to be known as “Aces Convenience Store” on the Property. The hours of operation for the convenience store will be twenty-four (24) hours a day, and seven (7) days a week. The Property is located within an existing retail center. As shown on the site plan submitted herewith, the total square footage of the building on the Property is 6,600 and the retail center has 59 parking spaces where 27 parking spaces are required by Title 30. Accordingly, the Property is adequately parked for the uses being conducted thereon, including the Proposed Use. There are no proposed changes to the exterior of the building and no proposed changes to the landscaping. Additionally, there is no signage being proposed for this application.

Pursuant to Title 30, a Convenience Store use is permitted on the Property, subject to, among other things, having a minimum separation of 200 feet from any residential use. Since there is a residential use to the southeast across Fort Apache Road, the Company is requesting a Special Use Permit to reduce the separation from a convenience store use to a residential use to approximately 150 feet where 200 feet is required (a 25% reduction). The proposed convenience store use will have at least 1,200 square feet of floor space devoted to the display of merchandise and one (1) restroom available for the public use during all hours the store is open for business.

2

11/01/22 PC AGENDA SHEET

SUPPER CLUB
(TITLE 30)

FLAMINGO RD/TORREY PINES DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0511-PHOENIX PLAZA HOLDINGS, LLC:

USE PERMIT to reduce the separation from an on-premises consumption of alcohol (supper club) use to a residential use on a portion of 4.3 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Flamingo Road and the east side of Torrey Pines Drive within Spring Valley. JJ/bb/syp (For possible action)

RELATED INFORMATION:

APN:

163-14-803-003; 163-14-803-004; 163-14-803-007; 163-14-803-009 ptn

USE PERMIT:

Reduce the separation from an on-premises consumption (supper club) use to a residential use to zero feet where 200 feet is required per Table 30.44-1 (a 100% decrease).

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 6370 W. Flamingo Road, Suites 1 & 2
- Site Acreage: 4.3 acres (portion)
- Project Type: Supper club
- Number of Stories: 1
- Building Height (feet): 15
- Square Feet: 2,360
- Parking Required/Provided: 258/294

Site Plan

The plan depicts a 2,360 square foot hookah bar and lounge on the west end of an existing shopping center building. The parking is located on the south side of the building and is shared with the neighboring businesses. The site has access points along Flamingo Road and Torrey Pines Drive. No changes are proposed to the site design. The proposed hookah lounge is located

within 2 existing commercial units. The main entrance is located on the south side of the units and faces the parking spaces.

Landscaping

Landscaping has been installed throughout the site and along both Flamingo Road and Torrey Pines Drive. Changes to landscaping are not a part of this request.

Elevations

The pictures show an existing commercial center with earth tone stucco exterior, varied roof facades, and covered pedestrian walkways along the south side of the building.

Floor Plans

The plans depict 1,505 square feet of dining and hookah space with a 12 seat service counter. The remainder of space is made-up of 2 bathrooms, an office, and kitchen space.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed hookah lounge and restaurant will operate a supper club and be limited to those that are 21 years of age or older. The hookah lounge/restaurant and supper club will have a person checking identification and enforcing the age requirement.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0904	Hookah lounge	Approved by PC	January 2020
UC-1235-02	Place of worship	Approved by PC	October 2002
UC-0315-99	Hypnotherapy business	Approved by PC	April 1999

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
South	Public Use	P-F	Guinn Junior High
East	Neighborhood Commercial	C-P	Medical clinic
West	Neighborhood Commercial	C-1	Childcare facility

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. Staff reviews use permit requests to ensure compatibility with existing and planned developments in the surrounding area. Staff finds that the use is appropriate since there should be no negative impacts to the surrounding area. The residential property is located north of the existing buildings and on the opposite side of the entrance to the building. While this property shares a property line with residential uses, there is approximately 70 feet between the adjacent homes and commercial building, with a driveway and block wall separating the uses. In addition, existing parking and circulation will not negatively impact the residential uses; therefore, staff is in support of 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 the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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: SANYE BORANTO
CONTACT: SANYE BORANTO, 6370 W. FLAMINGO RD., SUITE 1-2, LAS VEGAS, NV
89103

DRAFT



LAND USE APPLICATION

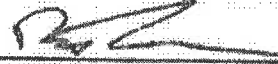
DEPARTMENT OF COMPREHENSIVE PLANNING

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-22-0511</u> DATE FILED: <u>9/6/2022</u> PLANNER ASSIGNED: <u>BOS</u> TAB/CAC: <u>Spring Valley</u> TAB/CAC DATE: <u>10-11-2022</u> PC MEETING DATE: <u>11-1-2022</u> BCC MEETING DATE: _____ FEE: <u>\$ 675</u>
	PROPERTY OWNER NAME: <u>Phoenix Plaza Holdings, LLC</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>SANYE BORANTO</u> ADDRESS: <u>6370 W. FLAMINGO RD SUITE 1-2</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89103</u> TELEPHONE: <u>702-506-8598</u> CELL: _____ E-MAIL: <u>zareboranto1989@yahoo.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>AVI SEGEV</u> ADDRESS: <u>4154 GRACE ST</u> CITY: <u>LAS VEGAS</u> STATE: <u>NV</u> ZIP: <u>89121</u> TELEPHONE: <u>725 261 0332</u> CELL: <u>725 261 0333</u> E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 163-14-803-007
 PROPERTY ADDRESS and/or CROSS STREETS: 6370 W FLAMINGO RD LAS VEGAS NV 89103
 PROJECT DESCRIPTION: Supper club

(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 (s) / (we) otherwise qualify 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 and property for the purpose of advising the public of the proposed application.


 Property Owner (Signature)

 Property Owner (Print)

STATE OF _____
 COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE) See Attached

By _____
 NOTARY PUBLIC: _____

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

APP-22-100545

PLANNER COPY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

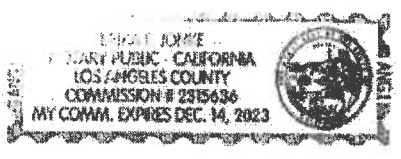
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)
On March 25th, 2022 before me, Erika E. Jonke, Notary Public
Date Here insert Name and Title of the Officer
personally appeared David Taban
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Erika E. Jonke
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Document Date:
Number of Pages: Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:
[] Corporate Officer -- Title(s):
[] Partner -- [] Limited [] General
[] Individual [] Attorney in Fact
[] Trustee [] Guardian or Conservator
[] Other:
Signer is Representing:

Signer's Name:
[] Corporate Officer -- Title(s):
[] Partner -- [] Limited [] General
[] Individual [] Attorney in Fact
[] Trustee [] Guardian or Conservator
[] Other:
Signer is Representing:

UP-22-0511

PLANNER
COPY

To whom it May apply
I am writing this justificating letter in consideration for star restaurant and hookah bar.
I believe that having a restaurant and hookah bar would add a lot of options for people to enjoy
themselves in Las Vegas we bring culture diversified foods and great dining experience to this location.
We would love to make Vegas strong and support the community with our services. Thank you very
much for your time and consideration.

Sanye Boranto

03-28-2022



