



Whitney Town Advisory Board

Whitney Community Center

5712 Missouri Ave.

Las Vegas, NV. 89122

March 2, 2023

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 Victoria Bonner at 702-335-9205.
 - 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 specific Board/Council website.

Board/Council Members: Amy Beaulieu, Chairperson
 Geraldine Ramirez-, Vice Chairperson
 Christopher Fobes
 Greg Konkin
 Anita Toso

Secretary: Victoria Bonner, 702-335-9205, victoria.tabsecretary@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 February 2, 2023. (For possible action)
- IV. Approval of the Agenda for March 2, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
 - 1. **UC-23-0023-CHUNG, HONG KU:**
USE PERMITS for the following: **1)** vehicle repair; and **2)** vehicle paint and body shop.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** a vehicle paint and body shop not in conjunction with vehicle sales; **2)** eliminate landscaping; **3)** reduce gate setback; and **4)** eliminate screening for service bay doors facing a street.
DESIGN REVIEW for a vehicle repair, paint and body shop on 0.2 acres in a C-2 Zone. Generally located on the west side of Boulder Highway, 400 feet south of Missouri Avenue within Whitney. JG/bb/syp (For possible action) 03/21/23 PC
 - 2. **UC-23-0030-RHINE, MARIANNE R. TRUST AGREEMENT & RHINE, MARIANNE R. TRS:**
USE PERMIT for a hookah lounge in conjunction with an existing adult use (Minks) on 1.8 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Emerald Avenue, 560 feet east of Stephanie Street within Whitney. JG/sd/syp (For possible action) 03/21/23 PC
- VII. General Business
 - 1. Review the Whitney TAB Bylaws (for discussion only)
- 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: March 16, 2023.
- X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
Whitney Community Center-5712 Missouri Ave.
<https://notice.nv.gov>



Whitney Town Advisory Board

February 2, 2023

MINUTES

Board Members: Christopher Fobes –Chair - **PRESENT**
Greg Konkin - Vice Chair- **PRESENT**
Amy Beaulieu-**PRESENT**
Geraldine Ramirez-**PRESENT**
Anita Toso - **PRESENT**

Secretary: Victoria Bonner 702-335-9205 victoria.tabsecretary@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 Introduction

Blanca Vasquez; Town Liaison
Victoria Bonner; Secretary

The meeting was called to order by Beaulieu at 6:00 p.m.

II. Public Comment
3 neighbors spoke on their disapproval of item #1.

III. Approval of January 12, 2023 Minutes
Moved by: Ramirez
Approve
Vote: 5-0 Unanimous

IV. Approval of Agenda for February 2, 2023
Moved by: Beaulieu
Approve
Vote: 5-0 Unanimous

V. Informational Items (for discussion)

VI. Planning and Zoning

1. **ZC-20-0544-VALENTI SAM P & MARY TR SURV TR & VALENTI SAM & MARY TR DCDNTS TR:**

AMENDED HOLDOVER ZONE CHANGE to reclassify 4.4 acres (previously notified as 2.9 acres) from an R-E (Rural Estates Residential) Zone to an R-3 (Multiple Family Residential) Zone.

USE PERMIT (previously not notified) for a townhouse planned unit development (PUD).

WAIVERS OF DEVELOPMENT STANDARDS (previously not notified) for the following: **1)** reduce the minimum lot size for a PUD; **2)** reduce the setback from any street, drive aisle, sidewalk, or curb within a PUD; **3)** alternative driveway geometrics; **4)** allow the egress side of the entry street to not be improved with curb, gutter, sidewalk, and a curb return; **5)** allow a non-standard gated entry design; and **6)** reduce driveway width.

DESIGN REVIEWS for the following: **1)** a townhouse PUD (previously notified as a single family detached residential development); and **2)** finished grade. Generally located on the east side of Broadbent Boulevard and the south side of Wetlands Park Lane within Whitney (description on file). JG/jad/ja (For possible action) 2/22/23 BCC

**Approve Use Permit and Zone Change
Deny Waivers of Development and Design Reviews
Moved By Beaulieu
Vote 2-1
Recused 2**

Neighbors in attendance
1-9

VII. General Business (for possible action)

1. Review the Whitney TAB Bylaws (for discussion only)

Hold to next meeting.

VIII. Public Comment

Celeste Leckey expressed appreciation for the board and their dedication to the community. Stephanie Gorman expressed concern with traffic in the neighborhood. Geraldine Ramirez spoke on her meeting regarding the traffic in the area to the neighbors. Dan Anderson expressed his desire to see more senior only (55+) homes in the area.

IX. Next Meeting Date

The next regular meeting will be February 16, 2023.

X. Adjournment

The meeting was adjourned at 7:47 p.m.

**ATTACHMENT A
WHITNEY TOWN ADVISORY BOARD
ZONING AGENDA
THURSDAY, 6:00 P.M., MARCH 2, 2023**

03/21/23 PC

1. **UC-23-0023-CHUNG, HONG KU:**
USE PERMITS for the following: 1) vehicle repair; and 2) vehicle paint and body shop.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) a vehicle paint and body shop not in conjunction with vehicle sales; 2) eliminate landscaping; 3) reduce gate setback; and 4) eliminate screening for service bay doors facing a street.
DESIGN REVIEW for a vehicle repair, paint and body shop on 0.2 acres in a C-2 Zone. Generally located on the west side of Boulder Highway, 400 feet south of Missouri Avenue within Whitney. JG/bb/syp (For possible action)

2. **UC-23-0030-RHINE, MARIANNE R. TRUST AGREEMENT & RHINE, MARIANNE R. TRS:**
USE PERMIT for a hookah lounge in conjunction with an existing adult use (Minks) on 1.8 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Emerald Avenue, 560 feet east of Stephanie Street within Whitney. JG/sd/syp (For possible action)

VEHICLE PAINT/BODY SHOP
(TITLE 30)

BOULDER HWY/MISSOURI AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0023-CHUNG, HONG KU:

USE PERMITS for the following: **1)** vehicle repair; and **2)** vehicle paint and body shop.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** a vehicle paint and body shop not in conjunction with vehicle sales; **2)** eliminate landscaping; **3)** reduce gate setback; and **4)** eliminate screening for service bay doors facing a street.

DESIGN REVIEW for a vehicle repair, paint and body shop on 0.2 acres in a C-2 Zone.

Generally located on the west side of Boulder Highway, 400 feet south of Missouri Avenue within Whitney. JG/bb/syp (For possible action)

RELATED INFORMATION:

APN:

161-27-203-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. Permit a vehicle paint and body shop not accessory to vehicle sales where required per Table 30.44-1.
2.
 - a. Eliminate parking lot landscaping where landscaping is required per Figure 30.64-14.
 - b. Reduce street landscape width along Boulder Highway to 6 feet where 15 feet is required adjacent to an attached sidewalk per Section 30.64.030 (a 40% reduction).
3. Reduce gate (open during business hours) setback from Boulder Highway to 6 feet where 18 feet is required per Section 30.64.020 (a 33% reduction).
4. Allow service bay doors to face a street without screening where landscaping or screening is required per Table 30.44-1.

LAND USE PLAN:

WHITNEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 5852 Boulder Highway
- Site Acreage: 0.2
- Project Type: Vehicle repair, paint and body shop

- Number of Stories: 1
- Building Height (feet): 17
- Square Feet: 1,200
- Parking Required/Provided: 7/9

Site Plan

The plan depicts a 1,200 square foot metal building on the southeast portion of a 0.2 acre lot located on Boulder Highway approximately 400 feet south of Missouri Avenue. The site has 9 parking spaces, an access driveway from Boulder Highway with through access to the alley on the west side of the lot. The Boulder Highway access has a 6 foot high rolling gate attached to an existing 6 foot open metal fence. The gate is approximately 6 feet from the east property line and Boulder Highway right-of-way and, will remain open during business hours. The parking lot is a combination of asphalt and concrete surfaces. The existing trash storage is located on the northwest corner of the lot.

Landscaping

The applicant is requesting to waive landscaping along Boulder Highway and landscaping adjacent to the existing parking spaces. The existing landscape planter located along Boulder Highway has a 6 foot, open metal fence centrally located in the planter area. The only evidence of landscaping on the property today is remnants of landscape rock in the planter along Boulder Highway. A metal fence is located along Boulder Highway with a chain-link security fence around the remaining perimeter of the lot. The chain-link fence is in various stages of disrepair.

Elevations

The elevation photograph depicts an approximately 17 foot high metal building with 2 bay doors facing north, and viewable from Boulder Highway.

Floor Plan

The floor plan depicts an open floor plan of 1,200 square feet, including an 80 square foot bathroom, and vehicle lifts in the bay area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting special uses, waivers, and design review for vehicle paint/body and repair work at 5852 Boulder Highway. The operation will include a body repair, painting, and repair shop that includes dent pulling, frame correction, welding, and hydraulic pulling. A full size vehicle paint booth will be installed in the future. The site does not have current landscaping and a waiver to eliminate landscape requirements is requested.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Corridor Mixed-Use (less than 18 du/acre)	C-2	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Corridor Mixed-Use (less than 18 du/acre)	C-2	Restaurant
East	Corridor Mixed-Use (less than 18 du/acre)	R-2	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permits

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the 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 Master Plan supports and encourages development and growth of commercial services in the Whitney area, but the site has deteriorated to a point where staff cannot support the use permits without the associated improvements to fencing and landscaping.

Waivers of Development Standards

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

Waiver of Development Standards #1

While the location and limited building size can accommodate the paint and body repair shop, the deteriorating conditions of the property fencing, and not meeting landscaping and access requirements, does not meet the intent of Title 30. Staff is unable to support this waiver request.

Waivers of Development Standards #2a, #2b, & #4

The elimination of landscaping will not add to the comfort of pedestrians using the Boulder Highway corridor for transit and sidewalk access as identified in Master Plan Policy WH-3.2, Boulder Highway Connectivity. The applicant has agreed to plant trees in the dirt area on the south side of the existing building. Parking lot landscaping and trees on the north and east sides of the lot would screen the bay doors from view and enhance the appearance of the property. Without some kind of landscaping on the site, staff cannot support these requests.

Waiver of Development Standards #3

The applicant is not proposing to sell vehicles from this property, so the additional 12 feet needed for the gate setback could be designed to fit this property. Staff is unable to support this waiver.

Design Review

The property appears to be in disrepair, with fences in a variety of stages of decay and collapse. While the property does have the required number of parking spaces and the building appears to only have cosmetic problems, staff cannot support the design review without appropriate screening of the bays from public view, new landscaping, and repaired fencing.

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:

Comprehensive Planning

If approved:

- Plant 6 low water use medium size trees and ten 5 gallon shrubs along Boulder Highway and south of the building;
- Replace or repair the chain-link security fence;
- 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.

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: ATECH AUTOMOTIVE GROUP
CONTACT: ATECH AUTOMOTIVE GROUP, 5852 BOULDER HWY, LAS VEGAS, NV
89122

DRAFT

HOOKAH LOUNGE
(TITLE 30)

STEPHANIE ST/EMERALD AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0030-RHINE, MARIANNE R. TRUST AGREEMENT & RHINE, MARIANNE R. TRS:

USE PERMIT for a hookah lounge in conjunction with an existing adult use (Minks) on 1.8 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the south side of Emerald Avenue, 560 feet east of Stephanie Street within Whitney. JG/sd/syp (For possible action)

RELATED INFORMATION:

APN:

161-27-403-004

LAND USE PLAN:

WHITNEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 5901 Emerald Avenue
- Site Acreage: 1.8
- Project Type: Hookah lounge
- Number of Stories: 1
- Building Height (feet): 25
- Square Feet: 12,000
- Parking Required/Provided: 120/133

Site Plans

The plans depict an existing adult use facility with a hookah lounge inside the establishment. The adult entertainment establishment was approved in 1999 and is located in the northwest portion of the site. The property has 1 access point at Emerald Avenue. Parking is located to the east and south of the building with 133 parking spaces provided where 120 parking spaces are required.

Landscaping

The property is currently landscaped, including the parking areas, perimeter, and the Emerald Avenue street frontage.

Elevations

The building has a stucco exterior and flat roof with a porte-cochere driveway at the entrance located on the east side of the building.

Floor Plans

The plans depict an existing adult use with a tavern and adult cabaret with hookah lounge available to patron sitting in the VIP room. The floor plans show a stage, storage, seating areas, bar, kitchen, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the club intends to have a hookah lounge as part of their business plan and will be operated by an independent contractor to ensure safety to the patrons. The hookah lounge will function as an accessory use to the main club and not impact the immediate area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0608	Allowed for a restaurant within an existing adult use cabaret and club	Approved by PC	September 2019
DR-0269-15 (AR-0106-17)	Reviewed approved sign application	Approved by BCC	September 2017
DR-0269-15	Existing wall signs	Approved by BCC	August 2015
DR-0237-14	Wall signs on the east and west elevations - expired	Approved by BCC	August 2014
DR-0677-12 (ET-0015-14)	First extension of time to review wall signs - expired	Approved by BCC	March 2014
WS-0071-14	Request to allow a rotating spotlight	Withdrawn without prejudice by BCC	March 2014
DR-1875-03 (WC-0129-12)	Request to waive conditions of a design review: 1) no wall signs or other signs on the south side of the building or property line; and 2) no signs to be oriented toward the park or place of worship	Withdrawn without prejudice by BCC	February 2013
DR-0677-12 (ET-0015-14)	Signage - expired	Approved by BCC	February 2013
UC-0505-11	On-premises consumption of alcohol (bar/tavern) and a banquet facility in conjunction with an existing adult use	Approved by PC	December 2011
DR-0315-11	Re-faced and relocated 15 existing wall signs and installed 8 wall signs in conjunction with an existing adult use - expired	Approved by BCC	August 2011

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0045-10	On-premises consumption of alcohol (bar/tavern) in conjunction with an existing adult use	Approved by PC	March 2010
DR-1875-03	Exterior remodel of an existing adult use, review of signage for the adult use, and interior remodel for future expansion	Approved by BCC	January 2004
AU-0511-99	Allowed an adult use on the site	Approved by ZA	July 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Business Employment	M-1	Industrial uses with outside storage
South	Corridor Mixed-Use	M-2	Undeveloped
West	Business Employment	M-1	Outside storage

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 request is to allow a hookah lounge in conjunction with an existing adult use cabaret and tavern. There will be no expansion of the existing building to allow the hookah lounge since it will be within the existing building footprint. Review of the aerial maps show no existing residential uses within the immediate area. The proposed hookah lounge should not result in a substantial or undue adverse effect on the adjacent properties; therefore, staff supports this 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: MINKS GENTLEMENS CLUB

CONTACT: LORA DREJA, BROWN, BROWN, AND PREMSRIRUT, 520 S. FOURTH STREET, LAS VEGAS, NV, 89101



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 checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" 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 UC/WS/DR-23-0023 APP. NUMBER: _____ PLANNER ASSIGNED: <u>BZR</u> TAB/CAC: <u>Whitney</u> PC MEETING DATE: <u>3-21-2023</u> BCC MEETING DATE: _____ FEE: _____	DATE FILED: <u>1-19-2023</u> TAB/CAC DATE: <u>3-2-2023</u>	
	PROPERTY OWNER NAME: <u>Hong Ku Chung</u> ADDRESS: <u>1696 Navarre Ln</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89014</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____		
	APPLICANT NAME: <u>John Lee, Won Jong Yang, Edna Wong</u> ADDRESS: <u>5852 Boulder Hwy</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89122</u> TELEPHONE: <u>(562) 353-3575</u> CELL: _____ E-MAIL: <u>atechautomotivegroup@gmail.com</u> REF CONTACT ID #: _____		
	CORRESPONDENT NAME: <u>Edna Wong</u> ADDRESS: <u>5852 Boulder Hwy</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89122</u> TELEPHONE: <u>(562) 353-3575</u> CELL: _____ E-MAIL: <u>atechautomotivegroup@gmail.com</u> REF CONTACT ID #: _____		

ASSESSOR'S PARCEL NUMBER(S): 161-27-203-005
 PROPERTY ADDRESS and/or CROSS STREETS: 5852 Boulder Hwy, Las Vegas, NV 89122
 PROJECT DESCRIPTION: Auto Body (2009408.081-101) & Auto Repair (2009409.081-101)
(VEHICLE PAINTING)

(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.

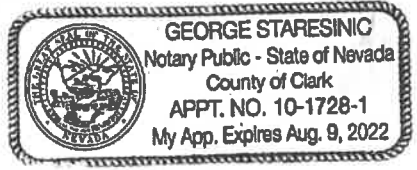
[Signature]
 Property Owner (Signature)*

Hong-K Chung
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON MAY 31, 2022 (DATE)

By Hong Chung
 NOTARY PUBLIC: George Staresinic



*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-22-100641

ATECH Automotive Group
DBA: A-Tech Auto Body & A-Tech Auto Repair
5852 Boulder Hwy
Las Vegas, NV 89122

Clark County Land Development and Enforcement
Department of Comprehensive Planning
500 S Grand Central Pkwy
Las Vegas, NV 89155

PLANNER
COPY

Dear Brady Bernhart,

I am writing to request approval for a special use permit for A-Tech Auto Repair (2009409.081-101) and A-Tech Auto Body (2009408.081-101). We will be located at 5852 Boulder Hwy, Las Vegas, NV 89122 (parcel: 161-27-203-005), which is located in a C-2 zone.

We will be operating an auto body and repair shop on the premise, which will include the following daily service offerings to customers. Auto body repairs will consist of dent pulling and frame correction with welding and hydraulic pulling. Vehicle painting will consist of spray on primers to small area color corrections with spray cans. We intend to install a full size car paint booth in the future but our operations will be limited to the previously mentioned repairs until a full size paint booth can be installed.

Comments brought up during initial review will be addressed in this letter, and the requested changes have been made to the corresponding document(s).

1. Square footage of the building has been added to the site plan.
2. Fences currently on the lot include 4 and 5 - foot chain link fences and 6 - foot iron fences. Material and height of the fences are labeled on the site plan and photos are uploaded to the application portal.
3. All areas of the site map have been labeled to show hard surfaces and dirt areas. We have also consulted Anna Sutowska for Air Quality regulations and she has confirmed we are compliant with Section 92 (less than 5000 SQFT of unpaved lot).
4. The gate next to the alley has been added onto the site plan, along with the dimensions of the opening.
5. Two gated entrances provide access to the parking lot, one along Boulder Highway, and the other opening along the alleyway behind the lot. Customers are expected to enter via the Boulder Highway gate, but entry via the alleyway will also be permitted during normal business hours.

Eight parking spaces and one accessible parking space is provided onsite and meets the requirements outlined in the Parking and Loading Regulations 30.60 for Vehicle Repair (5.5 : 1000 GFA SQFT).

6. A Waiver of Development Standards is requested in regards to Site Landscape Standards, Chapter 30.64.

7. The trash enclosure on the lot currently meets all standards outlined in Section 30.56.120.

8. Vehicle painting has been added to the application under Project Description.

9. The pylon signage located near the front of the lot is still safe, albeit in need of a new coat of paint. Exposure to the elements has peeled off much of the old layer, causing some rust to occur on the surface. However, the pole itself is still solid and suitable for continued use.

10. A small storage shed was installed on the side of the building by the previous owner. For the purposes of our business, we will not be utilizing any outside storage, and have spoken with the landlord in regards to removing the old storage shed.

11. Depth of the parking spaces has been added to the site plan, and spaces close to the entrance on Boulder Highway has been relocated.

12. One accessible parking space has been added to the concrete lot adjacent to the building and shown on the site plan.

13. Two recreational vehicles can also be currently seen parked onsite. These belong to the landlord, and are not used as residence by any persons. The landlord is in the process of removing both vehicles from the lot.

Thank you for your time, please let us know if there is additional information you will require from us.

Best regards,

Edna Wong
CFO
ATECH Automotive Group

PLANNER
COPY



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-23-0030</u> DATE FILED: <u>1/23/23</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Whitney</u> TAB/CAC DATE: <u>3/2/23</u> PC MEETING DATE: <u>3/21/23</u> BCC MEETING DATE: _____ FEE: <u>\$ 675</u>
	PROPERTY OWNER NAME: <u>Rhine Marianne Trust</u> ADDRESS: <u>500 Union Avenue</u> CITY: <u>Campbell</u> STATE: <u>CA</u> ZIP: <u>95008</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Minks Gentlemen's Club c/o Michael Sanchez</u> ADDRESS: <u>5901 Emerald Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89122</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Brown, Brown and Premsrirut c/o Lora Dreja</u> ADDRESS: <u>520 South Fourth Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>(702) 598-1408</u> CELL: _____ E-MAIL: <u>Lora@brownlawlv.com</u> REF CONTACT ID #: <u>170880</u>	

ASSESSOR'S PARCEL NUMBER(S): 161-27-403-004

PROPERTY ADDRESS and/or CROSS STREETS: 5901 Emerald

PROJECT DESCRIPTION: Use Permit for Hookah in an M-1 zone within existing tavern and cabaret

(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.

Marianne Rhine MARIANNE RHINE, TRUSTEE
 Property Owner (Signature)* Property Owner (Print)

STATE OF OREGON
 COUNTY OF Douglas

SUBSCRIBED AND SWORN BEFORE ME ON November 3, 2022 (DATE)
 By Marianne Rhine

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.

LAW OFFICE

Brown, Brown & Premsrirut

A PROFESSIONAL CORPORATION

520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-6965
EMAIL: jbrown@brownlawlv.com

JAY H. BROWN, ESQ.
DAVID T. BROWN, ESQ.
PUOY K. PREMSRIRUT, ESQ.

November 20, 2022

Clark County Current Planning
500 South Grand Central Parkway
Las Vegas, NV 89101

RE: Justification letter to establish Hookah Use at 5901 Emerald Avenue, 161-27-403-004

Dear Mr. DeMerrit,

Minks Gentlemen's Club operates as a Tavern and Adult Cabaret. The establishment is located in an industrial area. Minks would like to make Hookah available to patrons sitting in the V.I.P. area which sits on a raised platform and encircled by a four-foot-high rail. Booth areas shown on the floor plan, previously processed by Clark County Business Licensing, are also intended for Hookah Service. Hookah Service is allowable in this M-1 zone with a Special Use Permit.

Should the use permit be approved, Minks Gentlemen's Club intends to host Smoke by Night LLC, an independent contractor, that holds a Hookah License. The proprietor of Smoke by Night has the skill set and experience to ensure safety to the public. Please also consider that Hookah as an accessory use and located within the industrial area will not have an impact on any residential or business districts.

Sincerely,



Lora Dreja
Land Entitlements
Brown, Brown and Premsrirut