



# Memorandum

**Date:** February 26, 2026

**To:** SOUTHERN NEVADA DISTRICT BOARD OF HEALTH

**From:** Daniel Isler, PE, REHS, *Environmental Health Engineer/Supervisor* *DI*  
Daniel Burns, PE, REHS, *Environmental Health Engineer/Manager* *DB*  
Chris Saxton, MPH-EH, REHS, *Director of Environmental Health* *CS*  
Cassius Lockett, PhD, *District Health Officer* *CL*

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**Subject:** Variance request for an existing septic system located at 2510 and 2520 S. Rainbow Blvd., Las Vegas, NV 89146 to remain split across two parcels

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## I. BACKGROUND:

Rainbow PB Holdings, LLC (“Petitioner”) is requesting a variance to obtain approval for a Tenant Improvement in accordance with Section 3 of the *Southern Nevada District Board of Health Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management* (“SNHD ISDS Regulations”) and to allow future building permits to be issued for the properties located at Assessor’s Parcel Numbers (APN) 163-11-101-001 and 163-11-101-002, also known as 2510 S. Rainbow Blvd., Las Vegas, NV 89146 and 2520 S. Rainbow Blvd., Las Vegas, NV 89146, respectively (collectively the “Subject Property”).

Petitioner requests a variance from Section 3.7 of the SNHD ISDS Regulations, which states that a “Tenant Improvement approval request shall be denied if the existing individual sewage disposal system (ISDS) is in violation of any of these Regulations.” The existing septic system is currently in violation of Sections 5.1 and 11.26 of the SNHD ISDS Regulations.

Petitioner further requests a variance from Section 11.26 of the SNHD ISDS Regulations, which states that an “ISDS must be constructed on and remain on the same parcel as the structure(s) it serves.” The ISDS serves a single commercial building that is entirely on parcel 163-11-101-001 of the Subject Property. The entire leach field and most of the septic tank were constructed on the southern parcel (APN 163-11-101-002), with a small portion of the septic tank located on the northern parcel (APN 163-11-101-001).

Petitioner further requests a variance from Section 5.1 of the SNHD ISDS Regulations, which states that "No septic tank or soil absorption system shall be located within ten feet (10') of any property line..." The ISDS system is within ten feet of the shared property line between the two parcels.

Petitioner states the following with regards to these requirements:

1. There must be circumstances or conditions which are unique to the applicant, and do not generally affect other persons subject to the regulation:

*"Our parcel located at the SWC of Sahara & Rainbow is currently service only by an existing septic system. The nearest public sewer connections are located well over 400 FT to the south. Neighboring properties have much better access and proximity to public sewer service."*

2. There must be circumstances or conditions which make compliance with the regulation unduly burdensome and cause a hardship to and abridge a substantial property right of the applicant, and the variance is necessary to render substantial justice to and preserve the property rights of the applicant. Please indicate in what manner compliance with the regulation would be burdensome or cause a hardship on your business or how the free use of your property may be affected (if economic factors are an issue, please include estimates regarding the costs that would be incurred by compliance):

*"To make a connection to the public sewer system, a major sewer main extension project is required. Such a project would more than likely be done the ROW of Rainbow at size, distance and cost far exceeding the economic benefit to a single, small isolated parcel."*

3. Granting the variance will not be detrimental or pose a danger to public health and safety. Please provide evidence that the variance request, if approved, will not adversely affect the safe and sanitary operation of the applicant(s) pool, spa, or food establishment:

*"The proposed Pinkbox Doughnut Shop will be retail only. It will not product Doughnuts nor food. The former 7-11 operated with the existing septic system and we intend to continue that septic system's use."*

The Subject Property is depicted in Attachment D as Lots 1 and 2 of the recorded parcel map, which was approved in 1991. The property has not been improved since the adoption of the current SNHD ISDS Regulations in 2009.

Examination of the Clark County Assessor's records and parcel genealogy show that the Petitioner is the third owner of the ISDS and obtained the Subject Property in May 2025. An analysis of the surrounding area shows that there are 319 permitted septic systems and zero domestic or quasi-municipal wells within a square mile of the Subject Property.

## **II. RECOMMENDATION:**

The Subject Property consists of two parcels with one commercial building on the northern parcel

(APN 163-11-101-001) and the septic system on the southern parcel (APN 163-11-101-002). The two parcels have the same owner, and the commercial building will be occupied by a single tenant. The building and septic tank were constructed on a single parcel (APN 310-590-056) in 1978, but the original leach field failed and was replaced in 1994. The ISDS appears to be functioning adequately and is in compliance with all other regulations.

Staff are of the opinion that granting the variance would not endanger public health or safety. However, Section 19.4.1 of the SNHD ISDS Regulations states that “Staff will not recommend variance approval for septic systems on lots where municipal sewer is gravity accessible within four hundred feet (400’) from the nearest property line.” The nearest connection point to City of Las Vegas sewer is directly in front of the property in S. Rainbow Boulevard. The Petitioner wishes to continue using the ISDS because of the cost and time required to connect to the sewer system.

Based on the proximity to City of Las Vegas sewer, staff recommend DENIAL of the variance as requested by the Petitioner. If the Board of Health approves the variance, staff recommend approval with the following conditions outlined in Section III.

### **III. CONDITIONS:**

1. Petitioner shall combine the two parcels, APNs 163-11-101-001 and 163-11-101-002, into a single new parcel, and record the parcel map within one year of the date this variance is approved.
2. Petitioner and their successor(s) in interest shall abide by all local governmental regulations requiring connection to community sewage systems. Use of the ISDS shall be discontinued and the structure it serves shall be connected to any community sewage system within 400 feet of the Petitioner’s property line when connection can be made by gravity flow and the owner(s) are notified and legally required to do so.
3. Petitioner and their successor(s) will install and maintain a grease interceptor in accordance with the requirements of the most current SNHD Food Regulations and the Uniform Plumbing Code.
4. Petitioner and their successor(s) will abide by the operation and maintenance requirements of the most current SNHD Regulations governing individual sewage disposal systems.

#### Attachments:

- A. Variance Candidate Application
- B. Variance Narrative
- C. Justification Letter from the Petitioner
- D. Recorded Parcel Map
- E. Final Inspection Report and Plot Plan for ON0016316
- F. Tenant Improvement Review by SNHD Staff (SR0058113)
- G. Excavation Cost Estimate by R&R Backhoe

Variance Request for 2510 S. Rainbow Blvd.

February 26, 2026

Page **4** of **23**

H. Plumbing Estimates by Catalina & Son Plumbing, LLC

I. Public Notice

Attachment A: Variance Candidate Application (Page 1 of 3)



**VARIANCE CANDIDATE WORKSHEET**

**PART I:**

**ESTABLISHMENT INFORMATION**

Name of Facility/Establishment: Pinkbox Doughnuts, LLC  
Health Permit Number: \_\_\_\_\_ Date of Inquiry: \_\_\_\_\_  
Name of Operator/ Agent: Michael Kurcz  
Address of Operator/ Agent: 3790 Paradise Road, Suite 250, Las Vegas, NV 89169  
Contact Information of Operator/ Agent:  
Office Phone: 702-947-8330 Cell Phone: 864-316-8951  
Fax Number: \_\_\_\_\_ Email Address: mkurcz@siegelcompanies.com  
If corporation, the name/title of individual to sign for Variance document:  
Name: Sean Thueson  
Title: General Counsel

**OWNER INFORMATION**

Name of Property Owner: Rainbow PB Holdings, LLC  
Address of Property Owner: 3790 Paradise Road, Suite 250, Las Vegas, NV 89169  
Contact Information of Property Owner: Sean Thueson  
Office Phone: 702-947-8330 Cell Phone: \_\_\_\_\_  
Fax Number: \_\_\_\_\_ Email Address: legal@siegelcompanies.com

**PROPERTY INFORMATION**

Property Address: 2510 South Rainbow Blvd, Las Vegas, NV 89146  
Assessor's Parcel Number (APN): 163-11-101-001 & 163-11-101-002  
Describe location within larger facility (i.e. hotel/casino/resort, etc.):  
not applicable

Describe Variance Issue (s): (Include sections of the Regulation or Nevada Administrative Code that applies to the request for a variance)

Section 2.7.2: "Permission to construct shall be denied if a public or community sewerage system is available within four hundred feet (400') of the nearest property line and can be accessed by a gravity flow line, and is accessible per the sewer authority of jurisdiction." The existing public sewer connection point is well over 400 FT from our property and would force a major public sewer extension project.

Attachment A: Variance Candidate Application (Page 2 of 3)

**PART II:**

Nevada Administrative Code 439.240 states in general that certain conditions or circumstances must be shown to exist in order for a Board of Health to approve a request for a Variance from adopted public health regulations. A variance application letter (as noted below in PART III) MUST specifically address each of the following issues:

1. There must be circumstances or conditions which are unique to the applicant, and do not generally affect other persons subject to the regulation. **Please indicate how your request is unique to your situation and is, therefore, not likely to affect other persons subject to the regulations:**

Our parcel located at the SWC of Sahara & Rainbow is currently service only by an existing septic system. The nearest public sewer connection is located well over 400 FT to the south. Neighboring properties have much better access and proximity to public sewer service.

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2. There must be circumstances or conditions which make compliance with the regulation unduly burdensome and cause a hardship to and abridge a substantial property right of the applicant, and the variance is necessary to render substantial justice to and preserve the property rights of the applicant. **Please indicate in what manner compliance with the regulation would be burdensome or cause a hardship on your business or how the free use of your property may be affected (if economic factors are an issue, please include estimates regarding the costs that would be incurred by compliance):**

To make a connection to the public sewer system, a major sewer main extension project is required. Such a project would more than likely be done the ROW of Rainbow at size, distance and cost far exceeding the economic benefit to a single, small isolated parcel.

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3. Granting the variance will not be detrimental or pose a danger to the public health and safety. **Please provide evidence that the variance request, if approved, will not adversely affect the safe and sanitary operation of the applicant(s) pool, spa, or food establishment:**

The proposed Pinkbox Doughnut Shop will be retail only. It will not produce Doughnuts nor food. The former 7-11 operated with the existing septic system and we intend to continue that septic system's use.

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Attachment A: Variance Candidate Application (Page 3 of 3)

**NAC 439.240 Approval by State Board of Health. (NRS 439.150, 439.190, 439.200)**

1. The State Board of Health will grant a variance from a regulation only if it finds from the evidence presented at the hearing that:
    - (a) There are circumstances or conditions which:
      - (1) Are unique to the applicant;
      - (2) Do not generally affect other persons subject to the regulation;
      - (3) Make compliance with the regulation unduly burdensome; and
      - (4) Cause a hardship to and abridge a substantial property right of the applicant; and
    - (b) Granting the variance:
      - (1) Is necessary to render substantial justice to the applicant and enable the applicant to preserve and enjoy his or her property right; and
      - (2) Will not be detrimental or pose a danger to public health and safety.
  2. Whenever an applicant for a variance alleges that he or she suffers or will suffer economic hardship by complying with the regulation, the applicant must submit evidence demonstrating the costs of compliance with the regulation. The Board will consider the evidence and determine whether those costs are unreasonable.
- [Bd. of Health, Variances Reg. §§ 2.7-2.8, eff. 10-16-80; A 2-5-82; 1-19-84]

**PART III:**

**A Variance Application Letter**, which includes all information provided by the applicant on his worksheet, must be submitted in writing to the Environmental Health Division (EHD) Director no later than 40 days before the monthly Board of Health Meeting. **The Application letter must be on the owner's letterhead signed by the Owner/Corporate Officer specifically listing which part(s) of the Regulation the proposed Variance covers with this completed Worksheet as an attachment. The written Application Letter must take particular care in providing statements and evidence of circumstances or conditions and reasons why the District Board of Health should grant the Variance as listed in NAC 439.240 as shown at the top of this page. ALL information you have provided in PART I and II of this Worksheet must be included in the body of the letter.** The evidence required may include 8 1/2" x 11" or 11" x 17" detailed drawings and/or photographs.

The Variance process is outlined in Nevada Administrative Code (NAC) 439.200 through 439.260 with the exception that an application fee is payable to SOUTHERN NEVADA HEALTH DISTRICT (SNHD).

**This section to be completed by SNHD staff ONLY**

Next closing date is: \_\_\_\_\_ for the \_\_\_\_\_ BOH Meeting.

Referred by: \_\_\_\_\_

(Print Name of REHS)

Completed by: \_\_\_\_\_ Date: \_\_\_\_\_

(Print Name of REHS if not by supervisor)

Received by: \_\_\_\_\_ Date: \_\_\_\_\_

(Owner/Operator/Agent)

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_

(Signature of SNHD Manager)

Attachment B: Variance Narrative (Page 1 of 2)



**Southern Nevada Health District**  
**INV 0404098**

**JAN 06, 2026**

**APN 163-11-101-001**  
**APN 163-11-101-002**

**Property Owner: Rainbow PB Holdings LLC**  
**Property Address: 2510 South Rainbow Boulevard**  
**Las Vegas, NV 89146**  
**Owner Contact: Scott Cervenak**  
[scervenak@siegelcompanies.com](mailto:scervenak@siegelcompanies.com)  
**503.333.5280**

**Variance Request Applicant: Gabriela J. Perez with Civil Works**

**Variance Request Narrative:**

Please consider this narrative to describe the hardship conditions that warrant a variance providing relief from the requirement to combine 2 parcels into 1 in order to allow a Septic System to be used versus connecting to the Public Sanitary Sewer System.

The subject commercial property is located at the SWC of Rainbow & Sahara in Clark County, NV. The property is currently comprised of two parcels that total approximately 0.46 acres. The current structure on the property was a 7-11 convenience store that was operating with a septic system.

The proposed new Pinkbox Doughnut Shop will not produce any food products on site other than beverages. All doughnuts will be made elsewhere and delivered via truck each day.

There are two possible points of connection to the Public Sanitary Sewer System. One is approximately 150' due west of our property across Rainbow BLVD. The other is also approximately 150' due north of our property across Sahara Avenue. In both cases, the cost and risk to bore underneath major streets poses time, cost and success risks that a project of our size cannot sustain. There will be traffic control requirements, potential lane closures, risk of conflict with other existing utilities, new manholes and tremendous cost. Our subcontractor base estimates a cost of approximately \$1,250 PLF regardless of which POC is best. The cost of the total effort is likely to be close to \$200,000. Several estimates are attached as exhibits.

Although we can combine our parcels into 1 single parcel to alleviate the need for a variance, the variance process also takes time, costs money and may require further improvements to our property that are not

Attachment B: Variance Narrative (Page 2 of 2)



warranted. We expect that a parcel combination will take at least 6 months if not a year given the number of department reviews. This property is in great need of a vibrant new tenant to activate this retail corner. Pinkbox is a home-grown Las Vegas company. We would like to make an impact here in 2026. Furthermore, we expect to be ready to start construction in MAR of 2026 and open no later than JUN of 2026. The variance process would likely push out opening easily into 2027.

Sincerely,

*Scott Cervenak*

**Scott Cervenak**  
**Chief Development Officer**  
**The Siegel Group**

Attachment C: Justification Letter from the Petitioner



3790 Paradise Rd STE 250  
Las Vegas, NV 89169  
(702) 947-8330

Tuesday, December 23, 2025

## Justification/Hardship Letter

To: Southern Nevada Health District  
280 S. Decatur Blvd.  
Las Vegas, NV. 89107

From: Rainbow PB Holdings LLC  
3790 Paradise Road  
Suite 250  
Las Vegas, NV 89169

Re: Parcel # 163-11-101-001 & 163-11-101-002

Date: 12/23/2025

To whom this may concern:

I hereby make application and petition the Southern Nevada District Board of Health for a variance to the Regulations Governing Individual Sewage Disposal and Liquid Waste Management Section 10 and Nevada Department of Environmental Protection Policy.

This variance request is made to permit construction of a new Pinkbox Doughnut Shop utilizing the existing on-site septic system. The Pinkbox Doughnut Shop will be retail only. Doughnuts nor food of any kind will be produced on site. The former 7-11 convenience store operated on the existing septic system. Public sanitary sewer is available well over 400 FT to the south. It is impractical and inefficient for a single tenant to undergo the time, cost and effort to install what would likely be a sanitary main extension of that complexity.

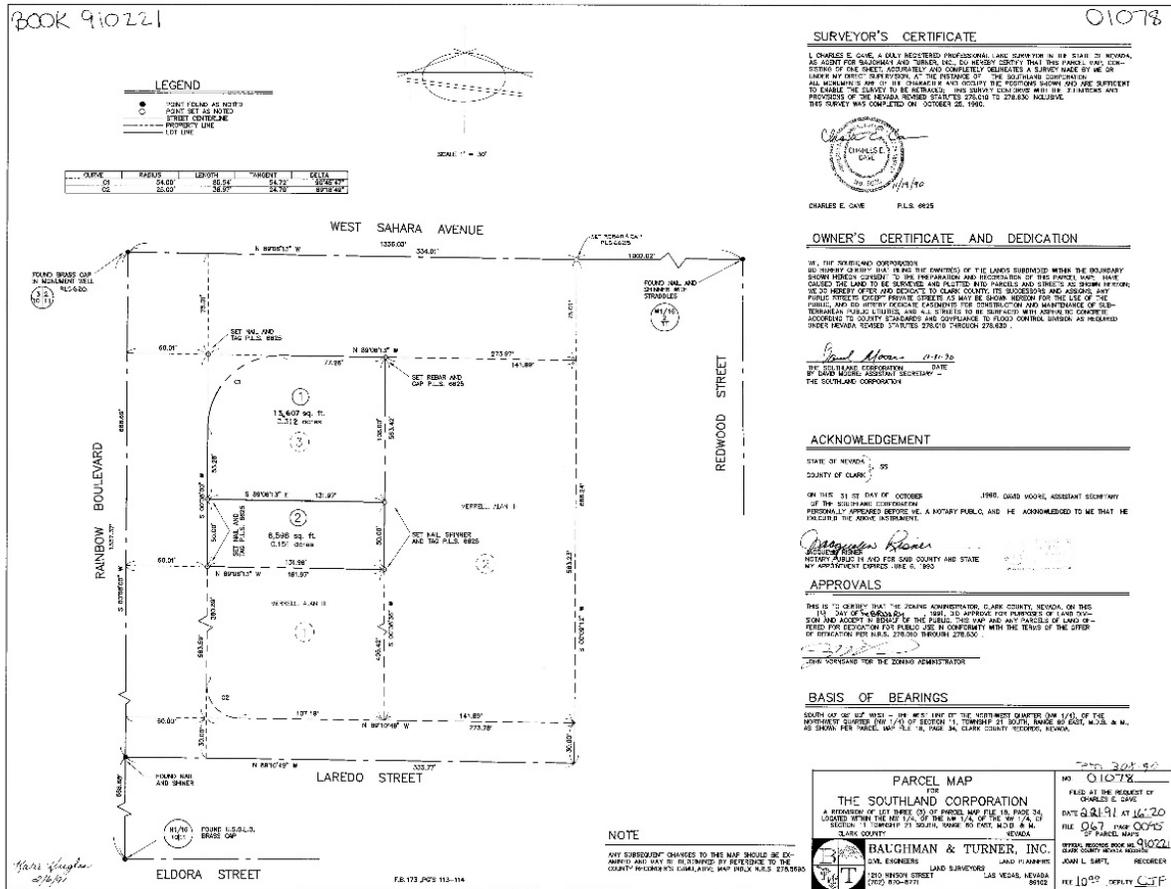
The legal description of said property is APN # 163-11-101-001 & 163-11-101-002, further described as *THAT PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 11, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.B. & M., ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE OFFICE OF THE BUREAU OF LAND MANAGEMENT, CLARK COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOTS ONE (1) AND TWO (2), AS SHOWN BY MAP THEREOF ON FILE IN FILE 67, OF PARCEL MAPS, PAGE 95, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.*

Thank you for your consideration,

*Scott Cervenak*

Scott Cervenak  
Chief Development Officer  
The Siegel Group

Attachment D: Recorded Parcel Map



Attachment E: Final Inspection Report and Plot Plan for ON0016316 (Page 1 of 2)

CLARK COUNTY HEALTH DISTRICT  
 625 Shadow Lane • Las Vegas, Nevada  
 Telephone 383-1271 (Direct) • 385-1291 (24 Hours)

SAN	CONTROL NO.	ESTABLISHMENT	ADDRESS
32	38430		2510 S RAINBOW BLVD
DIST	3GK-01	SOUTHLAND CORPORATION	LAS VEGAS NV 89102
CITY	163-11-101-001 20 60 11 NW NW	20 MPR	PERSON INTERVIEWED
09	MC308	20 MPR	MPR GARY GANNON
	5411-086	1000	TELEPHONE (702) 385-7565
		ABSORB   LOT SZ   FIX   ASSESSOR #   WATER #	
		1200   15264   16   NEW FIELD	
PREVIOUS ACTION	SAN C	ACTION	DATE
49	6*	04/22/94	
CURRENT ACTION	SAN C	ACTION	DATE
17	SA	4/25/94	AP
	VIOLATIONS - ALLEGED	VIOLATIONS - ACTUAL	FUTURE ACTION
	15	13	2e 4/25/94

**SEPTIC TANK:** Total Capacity 1000 gallons  
 NUMBER COMPARTMENTS 2 TYPE Material C  
 Inside Dimensions: Length 10 ft in Width 5 ft in Liquid Depth 3 ft 2 in  
 Distance From Well:      ft Dir Distance from Foundation 20 ft Dir  
 Distance From Lot Line: Nearest 10 ft Dir Front/Side/Rear S

**SUBSOIL DISPOSAL:** Effective absorption areas 1200 sq. ft.  
 Distance From Well:      ft Dir Distance From Foundation      ft Dir  
 Distance From Lot Line: Nearest      ft Dir Front/Side/Rear  
 Type Disposal B Number Lines/Pits 6 Length of each Line 35 ft  
 Distance between lines 6 ft Total Length of Lines 210 ft in  
 Filter Material S Depth beneath Tile 4 ft 0 in Depth over Tile      ft 2 in  
 Total Width/Diameter 30 ft in Total Length 40 ft in Total Depth 7 ft in

COMMENTS

*Court Approved OK to Backlog*

NOTE: NO PAVING OR VEHICULAR TRAFFIC ALLOWED OVER INDIVIDUAL SEWAGE DISPOSAL SYSTEM.  
 THIS INSTALLATION IS APPROVED ONLY UNTIL SEWER IS AVAILABLE.

RECEIVED COPY: *[Signature]* SANITARIAN REVIEWED BY: *[Signature]* 4-26-94

REPORT AND NOTICE OF INSPECTION  
 INDIVIDUAL SEWAGE DISPOSAL SYSTEM



Attachment F: Tenant Improvement Review by SNHD Staff (SR0058113) (Page 1 of 3)

SOUTHERN NEVADA HEALTH DISTRICT  
 280 SOUTH DECATUR BLVD • PO BOX 3902 • LAS VEGAS, NV • 89127 • 702-759-0660 (DIRECT)• 702-759-1000(24 HOURS)

REPORT AND/OR NOTICE OF INSPECTION

EHS 2174	PERMIT NUMBER ON0016315	FACILITY RAINBOW P B HOLDINGS L L C			ADDRESS 2510 S Rainbow BLVD Las Vegas, NV 89146-5145		
DIST 36	CITY Las Vegas	APN # 163-11-101-001		SR # SR0058113	WATER SOURCE Public Water System		
CURRENT ACTION 628	Service Date 12/15/2025	Status	Time In 9:00	Time Out 10:20	Result 34		
	Travel Minutes	Miles	Violations Alleged	Violations Actual	Future Action 76	Action	Date

NOTIFIED OF THE FOLLOWING

The tenant improvement for the interior remodel of the 7-11 into a Pinkbox is REJECTED.

The interior remodel from a 7-11 to a Pinkbox will have a total of 16 fixture units (fu) consisting of 3 wash basins @ 1 fu, 1 bar sink @ 2 fu, 1 mop sink @ 3 fu, 1 indirect waste receptor @ 3 fu, and 1 toilet @ 5 fu.

The 1000-gallon septic system can accommodate up to 20 fixture units. The septic system appears adequate.

However, a compliance issue was observed.

The septic system is under two different parcels.

In order to re-evaluate the tenant improvement application, one of the following must be done:

- 1) Combine the two parcels into one parcel.
- 2) Apply for a variance to allow the septic system to be under two parcels.
- 3) Abandon the septic system and connect to the nearest sewer managed by the Clark County Water Reclamation District.

RECEIVED BY:

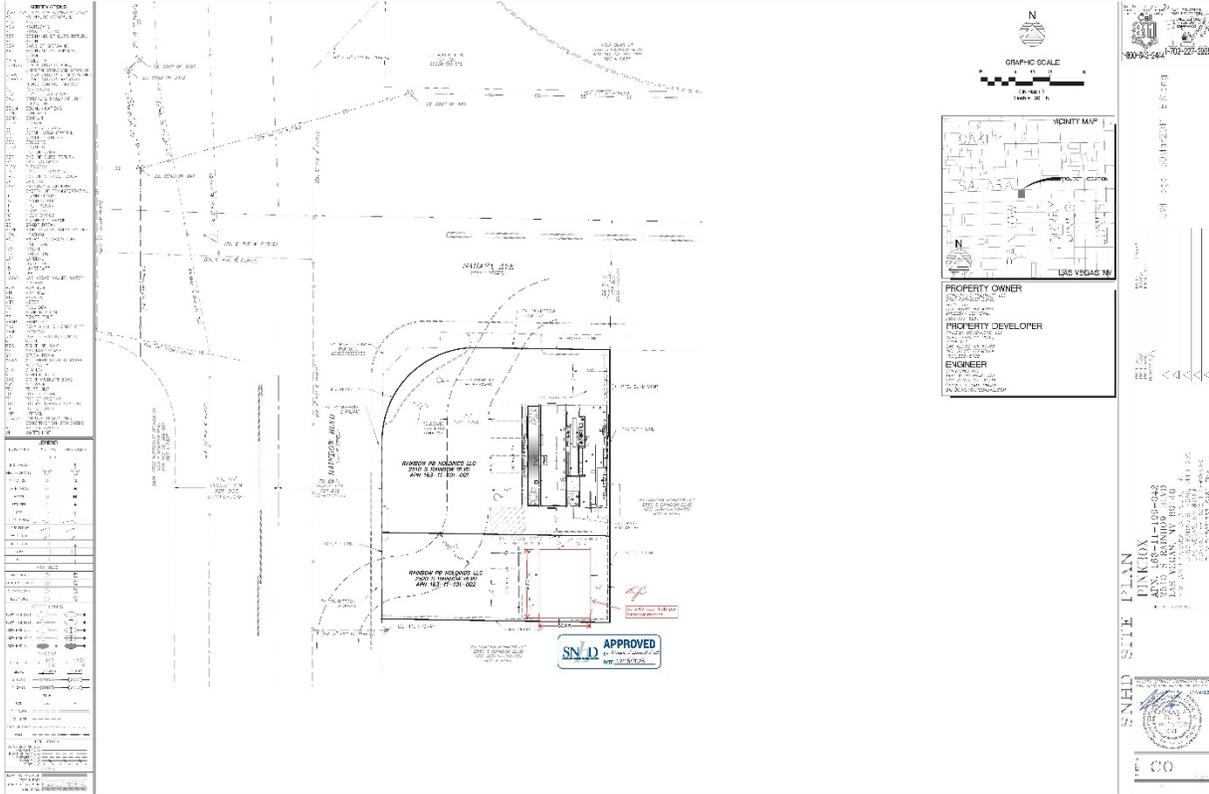
ENVIRONMENTAL HEALTH SPECIALIST:

Gabriela J. Perez (gjp@civilworksonline.com)

Arcmiguel Cordial

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Attachment F: Tenant Improvement Review by SNHD Staff (SR0058113) (Page 2 of 3)



Attachment F: Tenant Improvement Review by SNHD Staff (SR0058113) (Page 3 of 3)

1. REMOVED NITRO, SHORTENED COFFEE LINE

2. CENTERED SLUSHY AND LEMONADE WITH POS

3. SHORTENED WALL HEIGHT BOH

4. TABLES REMOVED FROM PLAN

TEST-FIT DRAFT

**INVENTORY LIST**

**QTY**

- 1. 1x 12\"

**REVISED EQUIPMENT**

AREA	REVISION	DATE
1. SERVICE BAR	1.5	08/17/25
2. POS	1.5	08/17/25
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100. POS	1.5	08/17/25

**RAINBOW & SAHARA**  
 2510 South Rainbow Blvd.  
 Las Vegas, Nevada 89146

OCT 27, 2025

DESIGN NOTES  
 1. POS  
 2. POS  
 3. POS  
 4. POS  
 5. POS

SALES EQUIPMENT  
 1. POS  
 2. POS  
 3. POS

PREPARED BY  
 PROJECT MANAGER  
 DESIGNER  
 CONTRACTOR

NOTE: THIS DRAWING IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.

PROXIMITY DEVELOPMENT  
**TEST-FIT**  
**PD-TF1**

Attachment G: Excavation Cost Estimate by R&R Backhoe (Page 1 of 3)



Phone: 702-454-3339  
rrbackhoe@gmail.com

License No. 46169A  
Bid limit \$3,100,000  
Over 30 years of experience  
**Proposal**  
January 6, 2026

**Company: Siegel Companies**  
**Job: 2510 S Rainbow Blvd**  
**Rainbow & Sahara**  
**Based on preliminary drawing dated 4/23/2025**

**Fire**

- Includes: Excavation, installation of approximately 260 L.F. of 6-inch SDR 35
- Boring of approximately 150 L.F. across Rainbow Blvd
- Installation of 3 manholes
- Asphalt sawcutting & removal
- Spoil haul off
- After hours dumping fees
- Traffic Control
- Barricades
- Trench plates & rotor grading
- Temporary asphalt patching
- Shoring
- Concrete collars
- 3 Utility crossings
- Night work
- Light towers
- Overtime inspection fees for Water Reclamation
- Overtime inspection fees for Public Works
- Permanent asphalt patching at sewer manhole tie-in
- Open grade paving
- After hours patching/pave
- After hours dots & striping
- Remove and replace sidewalk section

**Total            \$186,782.00**

**PROPOSAL EXCLUDES:** dust permit & sign, concrete flat work, curbing & concrete pads, storm drain concrete work, weekend work, holiday work, electrical hookups, trench drain, sump pump, surveying, plans, permits, compaction tests, all third party testing, coring, camera videoing for piping, pipe encasements, increase in materials due to increases of fuel or materials if project is not started within 15 days of proposal; landscaping and site clean-up, unmarked utilities, abnormal digging, ground water, epoxy coating required for valves (will be developer's expense) or any unforeseen circumstances, including job delays. Caliche is excluded, except as indicated. Proposal is based on plans provided & specified. Anything not specified above is excluded. Excludes equipment downtime in excess of three work days (M-F); additional downtime will be billed at a daily rate. If proposal is provided based on any unapproved plans or no plans, price is subject to increase, or decrease, based on unforeseen changes to signed and approved plans. A Change Order will be submitted for any additional work. By signing proposal, Customer acknowledges and agrees. Engineering is excluded, unless otherwise specified. Not responsible for construction water. Water samples & testing excluded. Prevailing wage. Not responsible for tenant notifications. Per grading work, paving limits are per plan. Actual limits to be determined by field inspector. Change order to incur if inspector mandates additional work and/or

Attachment G: Excavation Cost Estimate by R&R Backhoe (Page 2 of 3)

**extended patch limits. Excludes traffic control for any and all work outside of R & R Backhoe's scope of work. Excludes flaggers. Excludes bonds, s.w.p. installation and/or maintenance, excavation of footings, court yard grades, theater excavation, pad depressions, vapor barriers, grading for stairs, screening or crushing, type II for concrete, backfill of walls, installation of walls, shoring or bracing unless otherwise specified, finish grade for concrete, dewatering, mud work, fissure or fault over excavation and/or work, sweeping, cleaning, UTACS paving, signs and striping, speed bumps, headers and bumper blocks, head walls or cut-off walls, termite control, weed killer herbicide, soil sterilant, slurry seal, cold milling, rip rap, driveways unless otherwise specified. Any and all changes mandated by a field inspector are excluded and subject to a Change Order, including but not limited to: plans, materials, upgrades, re-routes, removals, etc.**

PLEASE BE AWARE! THE PROPOSED CHINA TARIFF (SECTION 301, LIST 3) MAY AFFECT PRODUCTS OFFERED IN THIS QUOTATION. IF THE TARIFF IS IMPLEMENTED, THE ACTUAL INCREASE IN PRICING WILL BE PASSED ON.

Terms: A deposit of 35% is required for mobilization to occur. All invoices shall be paid within 15 days of receipt by owner via email to the Owner's email address as noted above. Retention, as well as R & R Backhoe's final invoice, is due within 30 days after completion of R & R Backhoe's scope of work. To the extent that R & R Backhoe's invoices are not timely made, the Customer understands and agrees that interest will accrue at the rate of 18.5% per month on any unpaid balance, and, that R & R Backhoe will utilize the services of an attorney to collect any unpaid balance. Customer agrees to pay all attorneys fees of R & R Backhoe in the collection of any unpaid balance.

Furthermore, Customer understands that R & R Backhoe has a right to place a Mechanic's Lien on Customer's property, under Nevada Revised Statutes 108, et al. Customer agrees that this Proposal may be withdrawn by R & R Backhoe if not signed by Customer within 15 days from the date said Proposal is received by Customer. Due to the fluctuations in the cost of labor, equipment, fuel and materials, if the Customer's project is not started within 30 days of execution of this Proposal, such Proposal shall be withdrawn by R & R Backhoe and this Proposal shall be null and void. **Any and all materials delivered to job site become property of the developer and must be reasonably protected by the developer from damage or theft. Warranties go into full effect once inspections of all work provided by R&R Backhoe have been finalized. If R & R Backhoe cannot obtain a Final Inspection due to unforeseen circumstantial delays, or other contractors on the project, R&R Backhoe reserves the right to void all warranties and collect payment in full, including retention, within 30 days of final billing. Signing of this proposal makes this a legal and binding contract. This subcontract agreement supersedes any General Contractor agreement or contract. If a General Contractor's signed contract references this subcontract, it is understood that this subcontract will be considered signed and enforceable with all inclusions, exclusions, terms, etc. This job will not be placed on our work schedule until we receive this signed contract to our office. If umbrella policy is required additional \$4500 will be added to the job bid. Scope of work and terms of this contract shall be as per NRS.624. This is subject to change in the event plans change, elevations are not correct, or any additional requirements are recommended by an inspector so that the contractor will be in compliance. Mobilization: One included per work phase in bid, other move-ins at \$6,500.00 RESIDENTIAL RECOVERY FUND, PLEASE SEE PAGE 3 OF THIS AGREEMENT.**



Ray Marx, For R & R Backhoe

1/6/2026

Date

Accepted by Customer

Date

Attachment G: Excavation Cost Estimate by R&R Backhoe (Page 3 of 3)

**RESIDENTIAL CONSTRUCTION RECOVERY FUND**

Payment may be available from the Recovery Fund if you are damaged financially by a project performed on your residence pursuant to a contract, including construction, remodeling, repair or other improvements, and the damage resulted from certain specified violations of Nevada law by a contractor licensed in this State. To obtain information relating to the Recovery Fund and filing a claim for recovery from the Recovery Fund, you may contact the State Contractors' Board at the following locations:

State Contractors Board 5390 Kietzke Lane, Suite 102 Reno, NV 89511

Telephone number: (775) 688-1141

State Contractors Board 2310 Corporate Circle, Suite 200 Henderson, NV 89074

Telephone number: (702) 486-1100

\_\_\_\_\_  
Customer Initials

\_\_\_\_\_  
Date

Variance Request for 2510 S. Rainbow Blvd.

February 26, 2026

Page **20** of **23**

Attachment H: Plumbing Estimates by Catalina & Son Plumbing, LLC. (Page 1 of 3)

**Catania & Son Plumbing LLC**  
1490 Rancho Ridge Drive  
Henderson, NV 89012  
+17025395943  
cataniaplumbing@hotmail.com  
www.cataniaplumbing.com



Estimate

**ADDRESS**  
Rainbow PB Holdings, LLC  
2510 South Rainbow Blvd  
Las Vegas, NV 89146

**ESTIMATE #** 010726-2  
**DATE** 01/07/2026

WORK ORDER #	SERVICE ADDRESS	CUSTOMER INFO
verbal	same	same

DATE	DESCRIPTION	AMOUNT
01/07/2026	<b>ESTIMATE</b> Estimate #2 of 3 for Rainbow PB Holdings LLC	69,400.00

Jack and bore under asphalt to required depth for installation of new 6" sanitary sewer on Rainbow Boulevard 150 feet.

Shore up for stability at worksite and cover.

Work will be overnight / 2 to 3 weeks / all traffic control for street closings and overtime included.

Estimate includes all materials, labor, permits, etc.  
All work will be done by licensed contractors and all necessary permits will be applied for.

We take Zelle, Apple Pay, Checks, Credit Cards & ACH payments. Please contact office for card payments as a processing fee will need to be added to the invoice. Please mail checks to address on invoice. Thank You!	<b>SUBTOTAL</b>	69,400.00
	<b>TAX</b>	0.00
	<b>TOTAL</b>	<b>\$69,400.00</b>

Accepted By

Accepted Date

Attachment H: Plumbing Estimates by Catalina & Son Plumbing, LLC. (Page 2 of 3)

**Catania & Son Plumbing LLC**  
 1490 Rancho Ridge Drive  
 Henderson, NV 89012  
 +17025395943  
 cataniaplumbing@hotmail.com  
 www.cataniaplumbing.com



*Estimate*

**ADDRESS**  
 Rainbow PB Holdings, LLC  
 2510 South Rainbow Blvd  
 Las Vegas, NV 89146

**ESTIMATE #** 010726-1  
**DATE** 01/07/2026

<b>WORK ORDER #</b>	<b>SERVICE ADDRESS</b>	<b>CUSTOMER INFO</b>
verbal	same	same

<i>DATE</i>		<i>TOTAL</i>
01/07/2026	<b>ESTIMATE</b>	63,700.00

Estimate #1 of 3 for Rainbow PB Holdings LLC  
 Project  
 Install 150 feet of 6 inch cast iron sewer line to be tied into the city sewer line underground.  
 Install 2 x 30 inch steel manhole covers at both ends for future service.  
 Install 1 x concrete inground grease interceptor as required by code.

Work will be overnight / 2 to 3 weeks / all traffic control for street closings and overtime included.

Estimate includes all materials, labor, permits, etc.  
 All work will be done by licensed contractors and all necessary permits will be applied for.

We take Zelle, Apple Pay, Checks, Credit Cards & ACH payments.	<b>SUBTOTAL</b>	63,700.00
Please contact office for card payments as a processing fee will need to be added to the invoice. Please mail checks to address on invoice.	<b>TAX</b>	0.00
Thank You!	<b>TOTAL</b>	<b>\$63,700.00</b>

Accepted By

Accepted Date

Attachment H: Plumbing Estimates by Catalina & Son Plumbing, LLC. (Page 3 of 3)

**Catania & Son Plumbing LLC**  
1490 Rancho Ridge Drive  
Henderson, NV 89012  
+17025395943  
cataniaplumbing@hotmail.com  
www.cataniaplumbing.com



Estimate

**ADDRESS**  
Rainbow PB Holdings, LLC  
2510 South Rainbow Blvd  
Las Vegas, NV 89146

**ESTIMATE #** 010726-3  
**DATE** 01/07/2026

<b>WORK ORDER #</b>	<b>SERVICE ADDRESS</b>	<b>CUSTOMER INFO</b>
verbal	same	same

<b>DATE</b>	<b>DESCRIPTION</b>	<b>AMOUNT</b>
01/07/2026	<b>ESTIMATE</b> Estimate #3 of 3 for Rainbow PB Holdings LLC	34,400.00

Backfill and replace asphalt for excavated area under Rainbow for work as listed in Estimate #1 and #2.

Work will be overnight / 2 to 3 weeks / all traffic control for street closings and overtime included.

Estimate includes all materials, labor, permits, etc.  
All work will be done by licensed contractors and all necessary permits will be applied for.

We take Zelle, Apple Pay, Checks, Credit Cards & ACH payments. Please contact office for card payments as a processing fee will need to be added to the invoice. Please mail checks to address on invoice. Thank You!	<b>SUBTOTAL</b>	34,400.00
	<b>TAX</b>	0.00
	<b>TOTAL</b>	<b>\$34,400.00</b>

Accepted By

Accepted Date

Attachment I: Public Notice



**PUBLIC NOTICE**

The Southern Nevada District Board of Health will conduct a PUBLIC HEARING on Thursday, February 26, 2026 at 9:00 AM during its regular monthly meeting in the Red Rock Conference Room at the Southern Nevada Health District at 280 S. Decatur Blvd., Las Vegas, Nevada, to approve or deny a variance request filed by Rainbow PB Holdings, LLC (“Petitioner”), to allow an existing individual sewage disposal system to remain serving two properties located at 2510-2520 S Rainbow Blvd, Las Vegas, NV 89146, APNs 163-11-101-001 and -002.

The variance is requested to allow the Petitioner to obtain approval for a Tenant Improvement in accordance with Section 3 of the *Southern Nevada District Board of Health Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management* and to allow future building permits to be issued. The variance will allow the existing septic system to remain split across two parcels.

All interested persons may appear at the hearing and state their positions. All written and oral submissions will be considered by the Southern Nevada District Board of Health. Written comments must be forwarded by February 25, 2026 to:

Daniel Isler, P.E., REHS  
Environmental Health Engineer/Supervisor  
Southern Nevada Health District  
P.O. Box 3902  
Las Vegas, Nevada 89127  
isler@snhd.org

The variance application is available for review at the Southern Nevada Health District, 280 S Decatur Blvd, Las Vegas, Nevada 89107. Please contact Cherie Custodio at (702) 759-0660 to schedule an appointment to review the application during the normal business hours of 8:00 AM to 4:30 PM.

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- S -  
Chris Saxton, MPH-EH, REHS  
Director of Environmental Health

February 10, 2026  
Date