



Winchester Town Advisory Board

July 14, 2020

MINUTES

Board Members: John Delibos – Chair – **Present**
 Robert O. Mikes, Jr. – Vice Chair- **Present**
 Kenneth Dayton – **Present**
 Judith Siegel – **Present**
 Roxana Valladares – **Excused**

Secretary: Victoria Bonner, 702-335-9205 victoriabelleb@gmail.com

Town Liaison: Beatriz Martinez 702-455-0560 beatriz.martinez@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, (see above) County Staff Introductions Jilliee Rowland: Planning, Beatriz Martinez; Town Liaison, Victoria Bonner; Secretary. The meeting was called to order at 6:00p.m.
- II. Public Comment
None
- III. Approval of June 30, 2020 Minutes

Moved by: Delibos
Approve as submitted
Vote: 4-0 Unanimous
- IV. Approval of Agenda for July 14, 2020

Moved by: Delibos
Approved as submitted
Vote: 4-0 Unanimous
- V. Informational Items
 1. Announcements of upcoming neighborhood meetings and County or community meetings and events(for discussion)

Beatriz Martinez invited the community to new Covid-19 testing sites. This will be held at the UMC,

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, CHAIR - LAWRENCE WEEKLY, Vice-Chair
LARRY BROWN - JAMES GIBSON - JUSTIN JONES – MICHAEL NAFT - TICK SEGERBLOM
YOLANDA KING, County Manager

UNLV, and Texas Station. Monaco Middle School will have testing available July 17 - 18 2020, from 8 a.m. – 1 p.m.

VI. Planning & Zoning:

1. **DR-20-0262-COUNTY OF CLARK (LV CONV AUTH):**

DESIGN REVIEW for entrance structures and an underground people mover system in conjunction with a convention facility/exposition hall and a resort hotel (Wynn) on a portion of 249.7 acres in a P-F (Public Facility) Zone and an H-1 (Limited Resort and Apartment) Zone. Generally located on the east and west sides of Paradise Road and the north and south sides of Desert Inn Road within Winchester and Paradise. TS/jt/xx (For possible action) **08/05/20 BCC**

Moved By- Siegel
Approve – with staff conditions
Vote: 4-0 Unanimous

2. **DR-20-0261-COUNTY OF CLARK (LV CONV AUTH):**

DESIGN REVIEW for entrance structures and an underground people mover system in conjunction with an approved convention facility/exposition hall and a resort hotel (Resorts World) on a portion of 125.3 acres in a P-F (Public Facility) Zone and an H-1 (Limited Resort and Apartment) Zone. Generally located on the east and west sides of Las Vegas Boulevard South and the south side of Elvis Presley Boulevard within Winchester. TS/jt/xx (For possible action) **08/05/20 BCC**

Moved By- Siegel
Approve – with staff conditions
Vote: 4-0 Unanimous

3. **UC-20-0259-SE 3220 EAST DESERT INN, LLC:**

USE PERMITS for the following: **1)** convenience store; **2)** gasoline station; **3)** reduce the separation from a proposed convenience store to a residential use (multiple family); and **4)** reduce the separation from a proposed gasoline station to a residential use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping width; **2)** allow modified driveway design standards; and **3)** allow modified street standards.

DESIGN REVIEWS for the following: **1)** convenience store; and **2)** gasoline station (fuel canopy) on 0.7 acres in a C-1 (Local Business) Zone. Generally located on the east side of Mojave Road and the north side of Desert Inn Road within Winchester. TS/md/jd (For possible action) **08/04/20 PC**

Moved By- Delibos
Approve – All Use permits, Waives of Development and Design Reviews
Vote: 4-0 Unanimous

VI. General Business

VII. Public Comment

VIII. Next Meeting Date

The next regular meeting will be July 28, 2020

IX. Adjournment

The meeting was adjourned at 6:33 p.m.

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., AUGUST 11, 2020**

09/01/20 PC

1. **UC-20-0307-EJ CLUB, LLC:**
USE PERMITS for the following: 1) alcohol sales (liquor - packaged only); and 2) alcohol sales (beer and wine - packaged only).
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) reduce parking space dimensions; and 3) alternative landscaping.
DESIGN REVIEW for a liquor store and parking lot in conjunction with an existing office/warehouse building on 1.1 acres in an M-1 (Light Manufacturing) Zone. Generally located on the west side of Sammy Davis Jr. Drive, approximately 550 feet south of Circus Circus Drive within Winchester. TS/lm/jd (For possible action)

2. **VS-20-0328-305 CCD, LLC:**
VACATE AND ABANDON a portion of a right-of-way being Convention Center Drive located between Channel 8 Drive and Debbie Reynolds Drive within Winchester (description on file). TS/jgh/jd (For possible action)



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

- TEXT AMENDMENT (TA)
- ZONE CHANGE
 - CONFORMING (ZC)
 - NONCONFORMING (NZC)
- USE PERMIT (UC)
- VARIANCE (VC)
- WAIVER OF DEVELOPMENT STANDARDS (WS)
- DESIGN REVIEW (DR)
 - PUBLIC HEARING
- ADMINISTRATIVE DESIGN REVIEW (ADR)
- STREET NAME / NUMBERING CHANGE (SC)
- WAIVER OF CONDITIONS (WC)
- (ORIGINAL APPLICATION #)
- ANNEXATION REQUEST (ANX)
- EXTENSION OF TIME (ET)
- (ORIGINAL APPLICATION #)
- APPLICATION REVIEW (AR)
- (ORIGINAL APPLICATION #)

STAFF

DATE FILED: 7/6/2020 APP. NUMBER: UC-20-0307
 PLANNER ASSIGNED: LMN TAB/CAC: WINCHESTER
 ACCEPTED BY: LMN TAB/CAC MTD DATE: 6/11/20 TIME: 6:00 PM
 FEE: \$1650 PC MEETING DATE: 9/1/2020
 CHECK #: online BCC MEETING DATE: _____
 COMMISSIONER: TS ZONE / AE / RNP: M-1
 OVERLAY(S)? AU/MUDI PLANNED LAND USE: BDRP
 PUBLIC HEARING? Y / N NOTIFICATION RADIUS: 500 SIGN? Y / N
 TRAILS? Y / N PFNA? Y / N LETTER DUE DATE: _____
 APPROVAL/DENIAL BY: _____ COMMENCE/COMPLETE: _____

PROPERTY OWNER

NAME: E-J Club LLC
 ADDRESS: 2825 E. Long Court
 CITY: Greenwood Village STATE: CO ZIP: 80121
 TELEPHONE: 303-810-2500 CELL: 303-810-2500
 E-MAIL: beckymckee92@outlook.com

APPLICANT

NAME: LAKDI LLC
 ADDRESS: 2911 Sammy Davis Junior Drive Unit 2933
 CITY: Las Vegas STATE: NV ZIP: 89109
 TELEPHONE: 702-690-7257 CELL: 702-690-7257
 E-MAIL: nilakshilnyanage@yahoo.com REF CONTACT ID #: _____

CORRESPONDENT

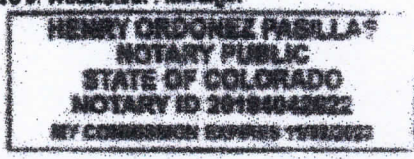
NAME: Mark Vaccaro
 ADDRESS: 1109 Dunrobin Garden Street
 CITY: Henderson STATE: NV ZIP: 89002
 TELEPHONE: 920-203-0005 CELL: 920-203-0005
 E-MAIL: mvac75@gmail.com REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): APN: 162-09-203-005
 PROPERTY ADDRESS and/or CROSS STREETS: 2911-2943 Sammy Davis Junior Drive LV NV 89109
 PROJECT DESCRIPTION: Liquor Store

(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] E-J Club LLC
 Property Owner (Signature) Property Owner (Print) Edward J. Wedelstent : Manager

STATE OF COLORADO
 COUNTY OF ARAPAHOE
 SUBSCRIBED AND SWORN BEFORE ME ON JUNE 8, 2020 (DATE)
 BY EDWARD JOSEPH WEDELSTENT
 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.

Agampodi Liyanage Nilakshi R

2933 Sammy Davis JR Dr

Las Vegas

NV 89109

06/19/2020

UC-20-0307

Current planning/zoning

Clark County Government Center

500 S Grand central Parkway

Las Vegas NV 89155

REQUESTING USE PERMITS.

TO WHOM IT MAY CONCERN,

I would like to request a Special Use Permit for Liquor Store, and we are planning to sell Cigarette, Tobacco and incidental item such as chips, soda and other frequently selling item that people buy their day today wants. I would like to let you know my nearest liquor store is located more than 1500SQFT from my location and would like to request special use permit for liquor store operation,

- Alcohol Sales, liquor packaged only
- Alcohol sales, beer and wine package only at 2911 Sammy Davis Junior Drive suit 2933 Las Vegas NV 89109.

Our unit has total 1850 SQF to include retail space, two restrooms, one office space, receiving storage and hallways. Below describes the square footage of our design review as below

- Retail space -1428 SQFT
- 1st rest room - 51 SQFT
- 2nd rest room - 51 SQFT
- Office -100 SQFT
- Hallways -80 SQFT
- Receiving storage -140 SQFT

Our unit has two restrooms 51 SQFT each for customer use. I focus our business to Las Vegas guest, casino employees, adult industry employees and the people who work in Industrial sector. Due to Las Vegas BLVD high traffic, guest mostly use Sammy Davis Junior drive, as well as there are some hotels on Sammy Davis

Junior Drive too. People stop by these kinds of store because they are convenient, having what they need to get through their day. We could keep lower price range in comparison to Las Vegas BLVD due to a lower rent structure and we can make higher sales with prime location behind Circus Circus Casino and new project of Resort World, as well as it makes employment opportunity too. Because of that I strongly believe this business a positive contribution to the Las Vegas economy.

I am planning to operate our business 9am to 9pm.

The below section is written by E-J Club LLC Management in support of LAKDI LLC and **Requests a Design Review** for the site and will address Landscaping, Onsite Parking, Parking Stall Size, Trash Enclosure and Retail Use.

Waiver of Development Standards - Landscaping:

The construction of the building dates back to 1962 under the design and codes in place back in the day. Our Landscape median that borders Sammy Davis Junior drive measures just under 5' Wide by 170' Length which falls short of the required code. The area lacks a water source as well. It would be an economic hardship for us to go through the process of widening the area (lack of space). Adding a water source is also cost prohibitive as to service landscaping would require the tearing up of parking lot and concrete sidewalks to trench pipe the distance from the building to landscape median. We recently removed dying palm trees that started to encumber the above low hanging power lines. Replacing with similar large trees would not be a viable long-term replacement for stated issue. We request a Waiver of Developmental Standards and have proposed for consideration an alternative minimal water required Desert style Landscape plan that would consist of the use of existing boulders, Ocotillo Trees, Desert Spoon plants and Red Yucca accented by 1/4" Rock Scape and contain a weed barrier. We would subscribe to a Landscaping service that would hand water via watering truck 1-2x's a month in summer and as required in winter months. We have included with the application a detailed layout of the plan provided Cacti Landscaping.

Waiver of Development Standards - Parking Capacity

The current parking lot has recently been re-blacktopped and striped. Consists of a front and rear building lots which combined account for 64 spaces that serve the building. Based on the current and proposed business mixed the required amount of space per the calculation is 80. There is a short fall of the required by 16 spaces. We would like to ask Waiver of Developmental Standard for the Project based on these factors.

1. Our parking does not exceed 40% capacity on any given day with our backlot receiving little use.
2. This area of Las Vegas has high tourist population due to the surrounding Casino/Hotels and many traveling by Uber, Lyft or Taxi.
3. The current business mix of tenants do not require large amounts of employees at one time and current retail mix are quick service not requiring long use of parking space.
4. Our current parking & capacity would easily handle the addition of this project & the parking needs.

Waiver of Development Standards - Parking Stall Size

The back-parking lot consists of parking stall spaces that measure 8'x16' we request a Waiver of Development Standard to reduce the parking stall size where 9x18 is required.

Design Review: Trash Enclosure

The current requirement calls for a trash enclosure for the property. In a previous Project Site Plan by Lion's Den dating back 2013 an enclosure was shown in the SW corner of the back lot. There currently is not a structure nor are there signs that one ever existed. We have moved the Trash Enclosure design from the SW location of the back lot to the NW Corner of the site. The Enclosure will measure 9'x17' to accommodate multiple receptacles and be Constructed of masonry walls, contain concrete filled bollards and screened gates.

Design Review: Retail/Liquor Store in Existing M-1 Warehouse Complex

The current zoning for our building is for light industrial/manufacturing type of businesses. We request consideration of the addition of retail service use based on the changing demographic of this area. We sit directly across from Circus Circus casino and Hotel as well as the developing project Resort World. When completed will bring thousands of employees & tourists travelling past our building on a daily basis. Not to mention the increase traffic SDJD will receive upon completion of Raider stadium with many trying to bypass Las Vegas BLVD. There is going to be a strong need to service the demand and retail needs of the added population to the area and our location is prime to fulfill that need.

I would greatly appreciate your earliest consideration of this use permits. If you require any additional information please contact me at nilakshiliyanage@yahoo.com or 702-690-7257.

THANK YOU

Sincerely

Nilakshi

(Agampodi Liyanage Nilakshi R)

LIQUOR STORE
(TITLE 30)

SAMMY DAVIS JR DR/CIRCUS CIRCUS DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0307-EJ CLUB, LLC:

USE PERMITS for the following: 1) alcohol sales (liquor - packaged only); and 2) alcohol sales (beer and wine - packaged only).

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; 2) reduce parking space dimensions; and 3) alternative landscaping.

DESIGN REVIEW for a liquor store and parking lot in conjunction with an existing office/warehouse building on 1.1 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the west side of Sammy Davis Jr. Drive, approximately 550 feet south of Circus Circus Drive within Winchester. TS/lm/jd (For possible action)

RELATED INFORMATION:

APN:

162-09-203-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the number of parking spaces to 64 spaces where 80 spaces is required per Table 30.60-1 (a 20% reduction).
2. Reduce parking space dimensions to 8 feet wide by 16 feet long where 9 feet wide by 18 feet long is required per Section 30.60.050.
3. Allow alternative landscaping with an existing attached sidewalk along Sammy Davis Jr. Drive where landscaping per Section 30.64.030 is required.

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 2911 Sammy Davis Jr. Drive
- Site Acreage: 1.1
- Project Type: Liquor store
- Number of Stories: 2
- Square Feet: 1,850 (tenant)/28,160 (building)
- Parking Required/Provided: 80/64

Site Plan

The plan depicts an existing office warehouse building that is set back 59 feet from Sammy Davis Jr. Drive, and 13.5 feet from the north property line. Access to the site is via 2 existing driveways on Sammy Davis Jr. Drive at the north end of the property which shares cross access with the property to the north and via a cross access driveway to the south. The proposed liquor store is located on the north end of the first floor of the building with the customer entrance facing Sammy Davis Jr. Drive and a service entrance located on the west side of the building. Parking is located on the east and west sides of the building with a 1 way driveway along the front of the building with angled parking and the rear parking area includes 24 foot wide drive aisles and a 1 way drive aisle that is 17.5 feet wide on the south side of the central parking stalls. A new trash enclosure is located at the northwest corner of the property.

Landscaping

The plans depict an existing 5 foot wide landscape area with shrubbery that is evenly spaced along the frontage consisting of ocotillo, desert spoon, and red yucca within a rock mulch area and boulder accents on the north and south ends of the landscape area.

Elevations

There are no proposed changes to the existing 2 story office warehouse building which was originally constructed in 1962 and updated in 2013 and includes painted block construction, with stone veneer accents along the frontage.

Floor Plans

The proposed liquor store will be located in an existing 1,850 square foot tenant space which will include retail area, storage, office, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that they would like to provide a convenient location for this type of use for the community and also create an employment opportunity. The existing landscape area previously had palm trees that had expired and placement of new trees were impacted by the location of the overhead powerlines and no irrigation to the landscape area. The newly landscaped area has low water plants that are watered by a monthly service to establish the plants. The parking lot was repaved and re-stripped earlier this year and was unknowingly striped at the reduced parking stall size. The on-site property manager indicates that the parking lot does not exceed 40 percent capacity on any given day with the rear parking lot receiving little use as most visitors to the site arrive via transportation network companies. The existing tenants are a mixture of daytime, nighttime, and weekend users with several uses operating in the evenings. The proposed use will be open from 9:00 a.m. to 9:00 p.m., daily. Additionally, the current business mix of tenants do not require large amounts of employees at 1 time and are typically quick service, not requiring long use of parking spaces, and the current parking and capacity has been working in the last few months with no known issues.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|--------------|
| ADR-19-900460 | Outcall entertainment referral service | Approved by ZA | August 2019 |
| UC-0008-17 | Day spa | Approved by BCC | March 2017 |
| DR-0695-12 | Façade changes to an existing industrial building | Approved by PC | January 2013 |

There have been numerous applications filed on this property, please see records on file for a complete list.

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|-----------------------------------|-----------------|---|
| North | Business and Design/Research Park | M-1 | Transitional living facility for released offenders |
| South | Commercial General | M-1 | Commercial building |
| East | Commercial Tourist | H-1 | Circus Circus Resort Hotel |
| West | City of Las Vegas | M | Railroad tracks |

STANDARDS FOR APPROVAL:

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

Analysis

Current 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 Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff finds that the proposed retail sales (liquor store) is compatible with the existing uses in this area. The site is located in an area adjacent to existing and developing Commercial Tourist and adjacent properties are zoned H-1 and C-2 with commercial/retail uses. However, staff is unable to support the waiver the requests and design review; therefore, staff recommends denial.

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.

Waivers of Development Standards #1 & #2

Staff finds that the mix of tenants on the site provide for a variety of times for the need of parking spaces at the site. Additionally, the use of ride sharing transportation is typical for the area and could help the reduction to parking at the site. However, staff is concerned with the reduction in parking space size and if it were striped to meet Code requirements then the proposed reduction in parking would actually be greater than requested. Therefore, staff is unable to support the request.

Waiver of Development Standards #3

Staff is unable to support the request for alternative landscaping. Since, the previously nonconforming palm trees were removed from within the landscape area, the landscaping along the street must meet current Code requirements. Staff finds that there is room for small trees to be placed 10 feet on center which would meet the tree size allowance under power lines and the applicant indicates that they have a landscape water service in place. Therefore, staff recommends denial.

Design Review

The area around the property has changed over the last 60 years from an industrial area to a mix of uses that support the community and tourist corridor. While staff acknowledges that the age of the property can create limitations to the upgrading of the site to current standards, the proposed waivers of development standards are self-imposed by providing office and retail uses in an industrial zone with property size limitations. Staff is unable to support the requested waivers; therefore, staff recommends denial.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Install small trees placed 10 feet on center within the landscape area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that building permits will be required for the proposed trash enclosure; 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

- Traffic study and compliance.

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: NILAKSHI, RADHIKA AGAMPODI, LIYANAGE

CONTACT: MARK VACCARO, 1109 DUNROBIN GARDEN ST, HENDERSON, NV
89002

DRAFT

E-156



VACATION APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

| | | | |
|---|------------------------------|---|--|
| APPLICATION TYPE | DATE FILED: <u>7/15/2020</u> | APP. NUMBER: <u>VS-20-0328</u> | |
| | | PLANNER ASSIGNED: _____ | TAB/CAC: <u>Winchester</u> |
| <input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs) <input type="checkbox"/> EASEMENT(S) <input type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____ | STAFF | ACCEPTED BY: <u>JGH</u> | TAB/CAC DATE: <u>8/11</u> TIME: <u>6:00 PM</u> |
| | | FEE: <u>875</u> CHECK #: _____ | PG MEETING DATE: <u>Sept 2</u> |
| | | COMMISSIONER: <u>T.S</u> | BCC MTG DATE: <u>N/A</u> |
| | | OVERLAY(S)? <u>N/D</u> | ZONE / AE / RNP: <u>H-1</u> |
| | | TRAILS? <input checked="" type="checkbox"/> Y/N | PFNA? <input checked="" type="checkbox"/> Y/N |
| | | | PLANNED LAND USE: <u>CT</u> |

| | |
|----------------|---|
| PROPERTY OWNER | NAME: <u>305 CCD, LLC</u> |
| | ADDRESS: <u>6245 W. Post Rd.</u> |
| | CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89118</u> |
| | TELEPHONE: <u>(702) 749-3360</u> CELL: <u>(310) 849-5756</u> |
| | E-MAIL: <u>lorenzodoumani@gmail.com</u> |

| | |
|-----------|---|
| APPLICANT | NAME: <u>Lorenzo Dournani "305 CCD LLC"</u> |
| | ADDRESS: <u>6245 West Post Road</u> |
| | CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89118</u> |
| | TELEPHONE: <u>(702) 365-9312</u> CELL: <u>(310) 849-5756</u> |
| | E-MAIL: <u>lorenzodoumani@gmail.com</u> REF CONTACT ID #: _____ |

| | |
|---------------|---|
| CORRESPONDENT | NAME: <u>c/o Joe K. Peck Lochsa Engineering</u> |
| | ADDRESS: <u>6345 South Jones Blvd. - Suite 100</u> |
| | CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> |
| | TELEPHONE: <u>(702) 365-9312</u> CELL: _____ |
| | E-MAIL: <u>joe@lochsa.com</u> REF CONTACT ID #: _____ |

ASSESSOR'S PARCEL NUMBER(S): 162-09-805-015 & 142-09-805-016

PROPERTY ADDRESS and/or CROSS STREETS: Convention Center Drive and Debbie Reynolds Drive

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.



 Property Owner (Signature)*

Lorenzo Dournani, Manager
 Property Owner (Print)

STATE OF NEVADA
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON MAY 20, 2020 (DATE)
 by LORENZO DOURNANI

NOTARY PUBLIC: S.L. Laspina

 **S. L. LASPINA**
 Notary Public, State of Nevada
 No. 99-38865-1
 My Appl. Exp. Oct. 23, 2023

*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.

T 702-365-8312 | F 702-365-8317
6345 S Jones Blvd, Suite 100
Las Vegas, NV 89118



June 11, 2020

Ms. Lorna Phegley
Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, Nevada 89155

Subject: MAJESTIC RESORT AND SPA
JUSTIFICATION FOR VACATION OF EXISTING
EXCESS RIGHT OF WAY ON CONVENTION
CENTER DRIVE

Dear Ms. Phegley

This letter dated June 11, 2020 is intended to serve as the justification for the vacation of excess Right-of-Way @ 305 Convention Center Drive, Las Vegas, Nevada. Request for vacation is at the directive of "Notice of Final Action" for the Majestic Resort and Spa dated October 9, 2019.

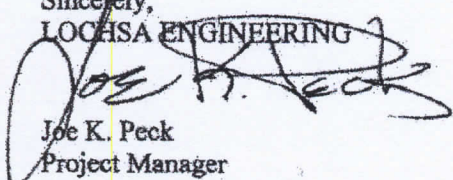
Purpose of the proposed vacation is to provide areas for the future construction of detached sidewalks, installation of proposed utility, pedestrian access, streetlights, traffic control devices and appurtenances etc.

Additionally, in response to Mr. Jason Allswang request and directive to reference documents that dedicated a portion of Convention Center Drive (Public ROW).

The following documents dedicated public rights of way for Convention Center Drive:
Quitclaim deed recorded March 03, 1960, book 234 No. 190018 of OR together with deed recorded October 11, 1951 in book 65, page 156 as No. 376508 of OR.

If you should have any questions, comments or concerns, please do not hesitate to contact our office at your earliest convenience.

Sincerely,
LOCHSA ENGINEERING


Joe K. Peck
Project Manager

09/01/20 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

CONVENTION CENTER DR/DEBBIE REYNOLDS DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-20-0328-305 CCD, LLC:

VACATE AND ABANDON a portion of a right-of-way being Convention Center Drive located between Channel 8 Drive and Debbie Reynolds Drive within Winchester (description on file). TS/jgh/jd (For possible action)

RELATED INFORMATION:

APN:

162-09-805-015

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

The applicant is proposing to vacate a 7 foot wide portion of right-of-way being Convention Center Drive between Channel 8 Drive and Debbie Reynolds Drive (alignment). The area of the right-of-way being vacated is 4,141 square feet. The applicant indicates the vacation is to provide areas for future construction of detached sidewalks, installation of utilities, pedestrian access, streetlights, and traffic control devices.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|----------------------------|---|-----------------|---------------|
| UC-18-0753 | Non-gaming hotel, high impact project, day spa, offices, on premise consumption of alcohol, and convention facilities | Approved by BCC | May 2019 |
| UC-1434-07 (ET-0352-09) | Extension of time for use permit resort hotel - expired | Approved by BCC | February 2010 |
| UC-1434-07 | Resort hotel - expired | Approved By BCC | February 2010 |
| SC-95-1827 | Street name change | Approved By BCC | January 1996 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|--------------|--|------------------------|---|
| North | Public Facilities and Commercial Tourist | H-1 & P-F | Undeveloped, convention facilities & parking lot (under construction) |
| South & West | Commercial Tourist | H-1 | Multiple family development (condominiums), golf course, & office complex |
| East | Commercial Tourist | H-1 | Multiple family development (condominiums), hotels, & undeveloped |

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of a portion right-of-way for Convention Center Drive that is not necessary for the site, drainage, or roadway development.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies requirements.
- Applicant is advised that 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 the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Grant all necessary easements for utilities, pedestrian access, streetlights, and traffic control;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LORENZO, DOUMANI

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