



If you do not wish to attend the meeting in person, but would like to comment on an item appearing on this agenda, please submit your comments to [Beatriz.martinez@clarkcountynv.gov](mailto:Beatriz.martinez@clarkcountynv.gov), before 5:00 pm, on March 30,2021. Please include your name, address, and identify which agenda item you are commenting on, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting’s minutes.

- III. Approval of Minutes (For possible action)
- IV. Approval of Agenda for March 30, 2021 and Hold, Combine or Delete Any Items (For possible action)
- V. Informational Items
- VI. Planning & Zoning

**1. UC-21-0067-E-J CLUB, LLC:**

**USE PERMIT** to allow a day spa in conjunction with an existing office/warehouse building on 1.0 acre in an M-1 (Light Manufacturing) Zone in the Adult Use Overlay District. Generally located on the west side of Sammy Davis Jr. Drive, approximately 550 feet south of Circus Circus Drive within Winchester. TS/sd/jd (For possible action) 4/20/21 PC

**2. VS-21-0085-RESORTS WORLD LAS VEGAS, LLC:**

**VACATE AND ABANDON** a portion of a right-of-way being Resorts World Drive located between Las Vegas Boulevard South and Sammy Davis Jr. Drive within Winchester (description on file). TS/bb/xx (For possible action) 4/20/21PC

- VII. General Business
- VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/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 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 Chair or the Board/Council by majority vote.

If you would like to provide written general public comment on an item not appearing on this agenda, but within the general jurisdiction of this body, please submit your comments via email to [Beatriz.martinez@clarkcountynv.gov](mailto:Beatriz.martinez@clarkcountynv.gov), before 5:00 pm, March 30,2021. Please include your name, address, and your comment. Comments will be read into the record. No comments over three (3) minutes in length will be read. All comments received will be compiled into a document and shared as part of the meeting’s minutes.

- IX. Next Meeting Date: April 13, 2021
- X. Adjournment

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:

Winchester Community Center: 3130 S McLeod Dr., Las Vegas, NV 89121

Fast ans Fresh Dry Cleaners: 2548 Desert Inn Rd., Las Vegas, NV 89121

United States Postal Service: 2478 E. Desert Inn Rd., Las Vegas, NV 89121

Starbucks: 2412 E. Desert Inn Rd., Las Vegas, NV 89121

<https://notice.nv.gov/>

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



## Winchester Town Advisory Board

February 23, 2021

### MINUTES

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

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

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

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- I. Call to Order, Pledge of Allegiance, Roll Call, (see above) County Staff Introductions  
Beatriz Martinez; Town Liaison, Victoria Bonner; Secretary, Brady Burnhart; Planning. The meeting was called to order at 6:00p.m.
- II. Public Comment  
**None**
- III. Approval of November 10, 2020 Minutes  
**Moved by: Delibos**  
**Approve as submitted**  
**Vote: 5-0 Unanimous**
- IV. Approval of Agenda for February 23, 2021  
**Moved by: Delibos**  
**Move item #4 to #1**  
**Vote: 5-0 Unanimous**
- V. Informational Items
  1. Announcements of upcoming neighborhood meetings and County or community meetings and events( for discussion)
- VI. Planning & Zoning:

1. **WS-21-0035-WESTWYNN LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to increase fence height.

**DESIGN REVIEW** for a fence and lighting in conjunction with undeveloped lots on 18.4 acres in a H-1 (Limited Resort and Apartment) Zone. Generally located on the west side of Las Vegas Boulevard South and the north side of Fashion Show Drive within Winchester and Paradise. TS/md/jd (For possible action)

**Moved By- Delibos**  
**Approve with staff conditions**  
**Vote: 5-0 Unanimous**

2. **VS-21-0040-EVERBRIGHT DEVELOPMENT A, LLC:**

**VACATE AND ABANDON** a portion of a right-of-way being State Street located between Sahara Avenue and Karen Avenue within Winchester (description on file). TS/nr/jd (For possible action)

**Moved By- Dayton**  
**Approve with staff conditions**  
**Vote: 5-0 Unanimous**

3. **TM-21-500010-EVERBRIGHT DEVELOPMENT A, LLC:**

**TENTATIVE MAP** for a 1 lot commercial subdivision on 1.0 acre in a C-2 (General Commercial) Zone within the SOSA (South of Sahara Avenue) Design and Midtown Maryland Parkway Districts. Generally located on the east side of State Street, 200 feet north of Karen Avenue within Winchester. TS/nr/jd (For possible action)

**Moved By- Delibos**  
**Approve with staff conditions**  
**Vote: 5-0 Unanimous**

4. **WS-21-0032-DIV REALTY, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to increase the animated sign area.

**DESIGN REVIEWS** for the following: **1)** signage; and **2)** lighting in conjunction with an existing cannabis establishment on 1.1 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Desert Inn Road, 240 feet west of McLeod Drive within Winchester. TS/jor/jd (For possible action)

**Moved By- Delibos**  
**Approve with staff conditions**  
**Vote: 5-0 Unanimous**

VII. General Business

1. Approve the Winchester Town Board Bylaws

**Moved By- Mikes**  
**Approve**  
**Vote: 5-0 Unanimous**

2. Elect a Chair and Vice Chair

**Chair- Robert Mikes**  
**Vice Chair- Ken Dayton**  
**Vote: 5-0 Unanimous**

VII. Public Comment

VIII. Next Meeting Date

**The next regular meeting will be March 9, 2021**

IX. Adjournment

**The meeting was adjourned at 6:23 p.m.**

DRAFT

**ATTACHMENT A  
WINCHESTER TOWN ADVISORY BOARD  
ZONING AGENDA  
TUESDAY, 6:00 P.M., MARCH 30, 2021**

**04/20/21 PC**

1. **UC-21-0067-E-J CLUB, LLC:**  
**USE PERMIT** to allow a day spa in conjunction with an existing office/warehouse building on 1.0 acre in an M-1 (Light Manufacturing) Zone in the Adult Use Overlay District. Generally located on the west side of Sammy Davis Jr. Drive, approximately 550 feet south of Circus Circus Drive within Winchester. TS/sd/jd (For possible action)
  
2. **VS-21-0085-RESORTS WORLD LAS VEGAS, LLC:**  
**VACATE AND ABANDON** a portion of a right-of-way being Resorts World Drive located between Las Vegas Boulevard South and Sammy Davis Jr. Drive within Winchester (description on file). TS/bb/xx (For possible action)

DAY SPA  
(TITLE 30)

SAMMY DAVIS JR. DR/CIRCUS CIRCUS DR

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-21-0067-E-J CLUB, LLC:**

**USE PERMIT** to allow a day spa in conjunction with an existing office/warehouse building on 1.0 acre in an M-1 (Light Manufacturing) Zone in the Adult Use Overlay District.

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

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**RELATED INFORMATION:**

**APN:**

162-09-203-005

**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
- Project Type: Day spa
- Number of Stories: 2
- Square Feet: 780 (Day spa tenant)/28,160 (building)
- Parking Required/Provided: 64/80

**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 1 existing driveway 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 day spa is located on the northeast portion of the first floor of the building. Parking is located on the east and west sides of the building with a one-way driveway along the front of the building with angled parking and the rear parking area includes 24 foot wide drive aisles. 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 street frontage and consists of ocotillo, desert spoon, and red yucca within a rock mulch area that has 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 day spa will be in an existing 780 square foot tenant space which will include an office, restrooms, reflexology, nail area, massage, and reception area.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicants request for a day spa will focus on Las Vegas guests, casino employees, adult industry workers, and those who work in the industrial sector. They anticipated having 3 employees that will offer nail, reflexology, and massage services.

### **Prior Land Use Requests**

| <b>Application Number</b> | <b>Request</b>   | <b>Action</b>   | <b>Date</b>    |
|---------------------------|--|-----------------|----------------|
| UC-20-0307                | Alcohol sales, waiver of development standards for reduced parking, parking space dimensions & alternative landscaping | Approved by PC  | September 2020 |
| ADR-19-900460             | Out-call entertainment referral service  | Approved by ZA  | August 2019    |
| UC-0008-17                | Day spa  | Approved by BCC | March 2017     |
| DR-0695-12                | Facade changes to an existing industrial building  | Approved by PC  | January 2013   |

### **Surrounding Land Use**

|       | <b>Planned Land Use Category</b>  | <b>Zoning District</b> | <b>Existing Land Use</b>                            |
|-------|-----------------------------------|------------------------|---|
| 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**

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.

Title 30 allows massage as an accessory use when the area used for massage does not exceed a maximum of 25 percent of the public floor area. The proposed massage area is approximately 13 percent of the total floor area within the day spa. Staff finds that the proposed day spa is a compatible use within the existing complex and will not have a negative impact on the surrounding uses in the area. The request complies with Land Use Goal 1 of the Comprehensive Master Plan which promotes economic viability and employment opportunities that are compatible with adjacent land uses. The west side of Sammy Davis Jr. Drive is predominantly zoned M-1, other commercial type uses exist and have been approved in the area; therefore, staff can support 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- Reflexology performed by a certified reflexologist shall be limited to hours of operation from 8:00 a.m. to 12:00 a.m.;
- Reflexology performed in conjunction with a business with more restrictive hours of operation shall adhere to the more restrictive hours.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

#### **Public Works - Development Review**

- No comment.

#### **Clark County Water Reclamation District (CCWRD)**

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

**TAB/CAC:**  
**APPROVALS:**  
**PROTESTS:**

**APPLICANT:** DUHIG PHATCHARIDA

**CONTACT:** DUHIG PHATCHARIDA, NANA, LLC, 2911 SAMMY DAVIS JR. DRIVE,  
LAS VEGAS, NV 89109

DRAFT

04/20/21 PC AGENDA SHEET

RIGHT-OF-WAY  
(TITLE 30)

LAS VEGAS BLVD S/RESORTS WORLD DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-21-0085-RESORTS WORLD LAS VEGAS, LLC:**

**VACATE AND ABANDON** a portion of a right-of-way being Resorts World Drive located between Las Vegas Boulevard South and Sammy Davis Jr. Drive within Winchester (description on file). TS/bb/xx (For possible action)

RELATED INFORMATION:

**APN:**

162-09-312-002; 162-09-413-002

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

The plans show the vacation and abandonment of a 2,575 square foot portion of right-of-way located on the north side of Resorts World Drive and adjacent to Las Vegas Boulevard South. The area to be vacated is up to 150 feet in length from east to west and up to 21 feet in width from north to south. The right-of-way area is no longer needed for the development of the Resorts World property and will be used for south entry access and on-site signs. Utilities were relocated to allow for the proposed vacation of right-of-way.

**Prior Land Use Requests**

| Application Number | Request  | Action          | Date         |
|--------------------|--|-----------------|--------------|
| UC-20-0546         | Monorail   | Pending Action  | March 2021   |
| DR-20-0526         | Comprehensive sign package and animated sign area  | Approved by BCC | January 2021 |
| ADR-20-900333      | Resorts World security dog facility addition   | Approved by ZA  | August 2020  |
| DR-20-0261         | Resorts World people mover system from the Las Vegas Convention Center to Resorts World Resort Hotel | Approved by BCC | August 2020  |
| SC-20-0191         | Street name change to Genting Boulevard  | Approved by PC  | June 2020    |

**Prior Land Use Requests**

| <b>Application Number</b> | <b>Request</b>  | <b>Action</b>   | <b>Date</b>    |
|---------------------------|---|-----------------|----------------|
| SC-20-0192                | Street name change to Resorts World Avenue  | Approved by PC  | June 2020      |
| SC-20-0193                | Street name change to Goh Tong Way  | Approved by PC  | June 2020      |
| UC-20-0174                | Fabric membrane structure (convention exposition hall) and temporary wall sign (static) in conjunction with an approved resort hotel (Resorts World)  | Approved by BCC | May 2020       |
| DR-20-0015                | Comprehensive sign plan (Resorts World), increased overall wall sign area, increased overall freestanding sign area, height of a freestanding sign, and overall animated sign area  | Approved by BCC | March 2020     |
| ADR-19-900875             | Modified a previously approved resort hotel (Resorts World)   | Approved by ZA  | January 2020   |
| AR-18-400272 (WS-0029-17) | Third application for review to temporarily waive full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)  | Approved by BCC | February 2019  |
| UC-18-0541                | Modified an approved High Impact Project; recreational facility (indoor water park); and deviations as shown per plans on file; deviations for reduced setbacks; reduced the height setback ratio adjacent to an arterial street (Las Vegas Boulevard South); allowed primary access to a shopping center (with commercial, retail, & restaurant uses) from the exterior of the resort; and all other deviations as shown per plans on file; reduced setbacks, and waived non-standard improvements within the future right-of-way (Las Vegas Boulevard South); and design reviews for modifications to an approved High Impact Project, a resort hotel (Resorts World) and all associated and accessory uses and all other accessory and incidental buildings and structures | Approved by BCC | September 2018 |
| TM-18-500091              | 1 lot commercial subdivision  | Approved by PC  | July 2018      |

### Prior Land Use Requests

| Application Number           | Request   | Action           | Date          |
|------------------------------|---|------------------|---------------|
| AR-18-400076<br>(WS-0029-17) | Second application for review to temporarily waive full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World) | Approved by BCC  | June 2018     |
| WS-0029-17<br>(AR-0130-17)   | First application for review to temporarily waive full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)  | Approved by BCC  | October 2017  |
| VS-0708-17                   | Vacated and abandoned a portion of right-of-way being Resorts World Drive   | Approved by BCC  | October 2017  |
| UC-0650-17                   | Modifications to an approved resort hotel (Resorts World)   | Approved by BCC  | October 2017  |
| WS-0029-17                   | Temporarily waived full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)                                 | Approved by BCC  | March 2017    |
| UC-0642-16                   | Resort hotel with deviations for signs in conjunction with a resort hotel   | Withdrawn by BCC | November 2016 |
| ORD-0225-16                  | Ordinance to adopt the third amendment to the development agreement for Resorts World   | Approved by BCC  | April 2016    |
| DA-0189-16                   | Third amendment to the development agreement for Resorts World  | Approved by BCC  | April 2016    |
| UC-0754-15                   | Modified an approved resort hotel (Resorts World) for Phase I of development  | Approved by BCC  | January 2016  |
| VS-0212-13<br>(ET-0028-15)   | First extension of time to vacate a portion of Echelon Resort Drive at the northwest corner of Echelon Resort Drive and Las Vegas Boulevard South   | Approved by BCC  | June 2015     |
| ZC-0218-14                   | Expanded the Gaming Enterprise District along the western boundary of the site and modified an approved High Impact Project (Resorts World)   | Approved by BCC  | July 2014     |
| UC-0588-13                   | Modified an approved High Impact Project for a resort hotel (Resorts World)   | Approved by BCC  | December 2013 |
| TM-0113-13                   | Commercial subdivision for the Resorts World site   | Approved by PC   | August 2013   |
| UC-0217-13                   | Changed and modified temporary aesthetic improvements in conjunction with a resort hotel (Resorts World) - expired  | Approved by BCC  | June 2013     |

### Prior Land Use Requests

| Application Number         | Request   | Action            | Date           |
|----------------------------|---|-------------------|----------------|
| VS-0212-13                 | Vacated and abandoned a portion of Echelon Resort Drive at the northwest corner of Echelon Resort Drive and Las Vegas Boulevard South                           | Approved by BCC   | June 2013      |
| RS-0077-13                 | Record of Survey for Las Vegas Boulevard South adjacent to the site   | Reviewed by Staff | May 2013       |
| UC-0380-12                 | Temporary aesthetic improvements in conjunction with a developing resort hotel (Echelon Resort) - expired   | Approved by BCC   | September 2012 |
| DR-0556-08<br>(ET-0034-12) | Second extension of time for a private pedestrian grade separated walkway/sidewalk (tunnel)   | Approved by BCC   | July 2012      |
| UC-0709-07<br>(ET-0033-12) | Second extension of time to expand the Gaming Enterprise District along the western boundary of the site  | Approved by BCC   | July 2012      |
| UC-0126-07<br>(ET-0032-12) | Second extension of time for modifications to a resort hotel  | Approved by BCC   | July 2012      |
| UC-1286-06<br>(ET-0031-12) | Second extension of time for a resort hotel   | Approved by BCC   | July 2012      |
| AG-0460-12                 | 24 month report for the Echelon Resort  | Approved by BCC   | July 2012      |
| ORD-0458-12                | Ordinance to adopt the second amendment to the development agreement for Echelon Resort   | Approved by BCC   | July 2012      |
| DA-0279-12                 | Second amendment to the Development Agreement for Echelon Resort  | Approved by BCC   | July 2012      |
| DR-0556-08<br>(ET-0112-10) | First extension of time for a private pedestrian grade separated walkway/sidewalk (tunnel)  | Approved by BCC   | August 2010    |
| ZC-0747-09                 | Reclassified a portion of the site adjacent to the fire station from P-F to H-1 zoning and from H-1 to P-F zoning due to re-conveyance and donation of property | Approved by BCC   | February 2010  |
| VS-0720-09                 | Vacated and abandoned excess right-of-way   | Approved by PC    | January 2010   |
| DR-0556-09                 | Improvements including a sidewalk, landscaping and fencing for Echelon Resort - expired   | Approved by BCC   | October 2009   |
| UC-0709-07<br>(ET-0196-09) | First extension of time to expand the Gaming Enterprise District along the western boundary of the site   | Approved by BCC   | August 2009    |
| DA-0998-08                 | First amendment to the development agreement for Echelon Resort   | Approved by BCC   | December 2008  |

**Prior Land Use Requests**

| <b>Application Number</b>  | <b>Request</b>  | <b>Action</b>   | <b>Date</b>   |
|----------------------------|---|-----------------|---------------|
| UC-1286-06<br>(ET-0280-08) | First extension of time for a resort hotel  | Approved by BCC | November 2008 |
| UC-0126-07<br>(ET-0279-08) | First extension of time for modifications to a resort hotel   | Approved by BCC | November 2008 |
| DR-0556-08                 | Private pedestrian grade separated walkway/sidewalk (tunnel)  | Approved by BCC | July 2008     |
| DA-1166-07                 | Original development agreement for Echelon Resort   | Approved by BCC | November 2007 |
| UC-0709-07                 | Expanded the Gaming Enterprise District along the western boundary of the site                      | Approved by BCC | August 2007   |
| UC-0126-07                 | Expanded and modified a resort hotel design   | Approved by BCC | April 2007    |
| UC-1286-06                 | Resort hotel with accessory uses, reduced parking, reduced setbacks, and encroachment into airspace | Approved by BCC | November 2006 |

**Surrounding Land Use**

|       | <b>Planned Land Use Category</b>                           | <b>Zoning District</b> | <b>Existing Land Use</b>  |
|-------|--|------------------------|---|
| North | Commercial Tourist   | H-1                    | Circus Circus Resort Hotel & Viva McDonalds                         |
| South | Commercial Tourist   | H-1                    | Undeveloped (approved Alon Las Vegas Resort Hotel site)             |
| East  | Commercial Tourist   | H-1 & P-F              | Approved LVCVA parking lot, retail uses, restaurants, & undeveloped |
| West  | Commercial Tourist, Public Facilities & Commercial General | H-1, P-F, C-2, & M-1   | Clark County Fire Station, commercial & industrial uses             |

**STANDARDS FOR APPROVAL:**

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

**Analysis**

Public Works

**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 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 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.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

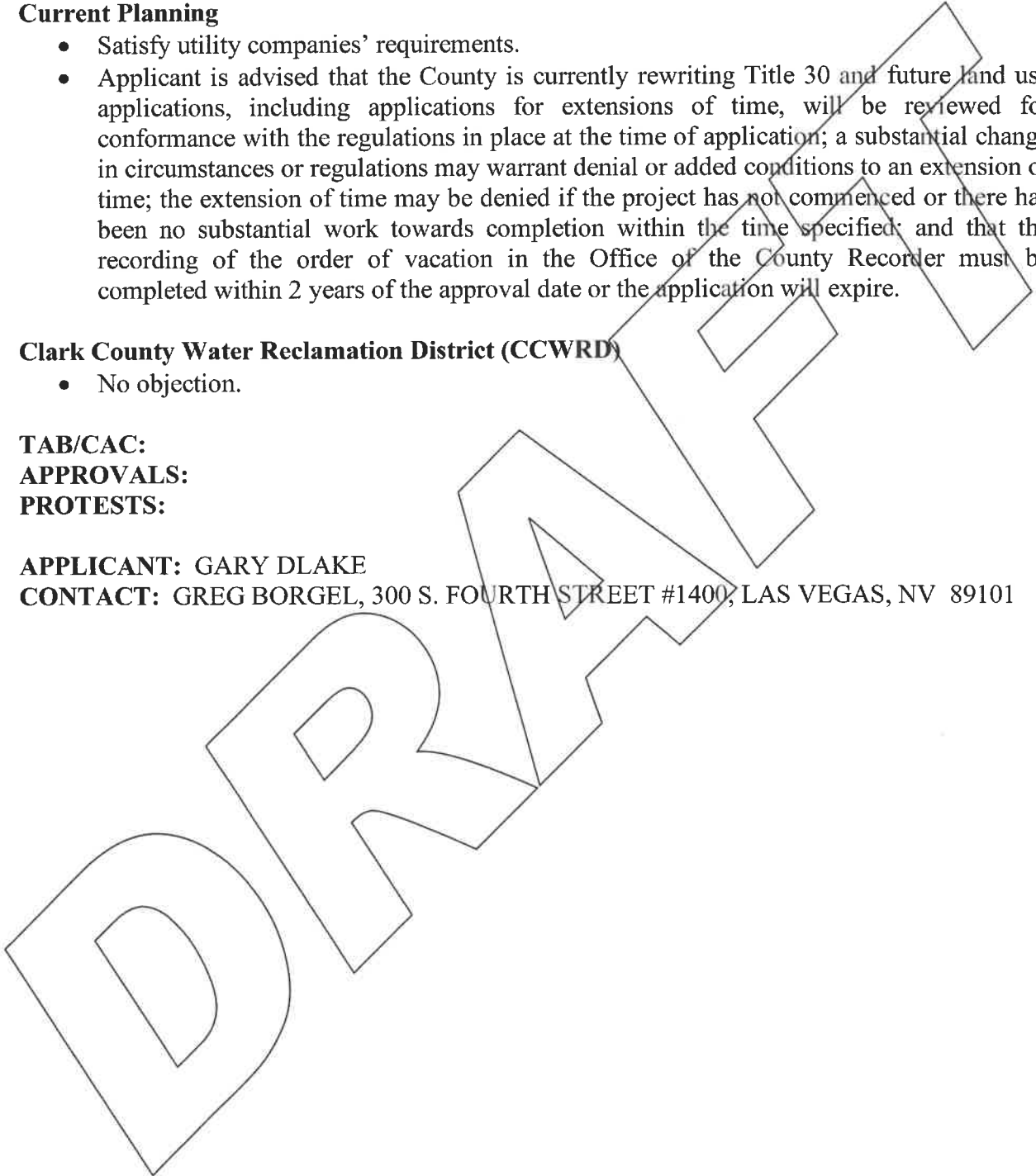
**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT: GARY DLAKE**

**CONTACT: GREG BORGEL, 300 S. FOURTH STREET #1400, LAS VEGAS, NV 89101**





# VACATION APPLICATION

## CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SUBMITTAL REQUIREMENTS ARE LISTED ON BACK

|   |       |   |   |
|---|-------|---|---|
| <b>APPLICATION TYPE</b><br><input checked="" type="checkbox"/> VACATION & ABANDONMENT (vs)<br><input type="checkbox"/> EASEMENT(S)<br><input checked="" type="checkbox"/> RIGHT(S)-OF-WAY<br><input type="checkbox"/> EXTENSION OF TIME (ET)<br>(ORIGINAL APPLICATION #): | STAFF | DATE FILED: <u>2-22-2021</u>                    | APP. NUMBER: <u>VS-21-0085</u>                |
|   |       | PLANNER ASSIGNED: <u>BBB</u>                    | TAB/CAC <u>Winchester</u>                     |
|   |       | ACCEPTED BY: <u>BBB</u>                         | TAB/CAC DATE: <u>3-30</u> TIME: <u>6 p.m.</u> |
|   |       | FEE: <u>875.00</u> CHECK #: <u>—</u>            | PC MEETING DATE: <u>4-20</u> <u>7 p.m.</u>    |
|   |       | COMMISSIONER: <u>TS</u>                         | BCC MTG DATE: <u>—</u>                        |
|   |       | OVERLAY(S)? <u>—</u>                            | ZONE / AE / RNP: <u>H-1</u>                   |
|   |       | TRAILS? <input checked="" type="checkbox"/> Y/N | PLANNED LAND USE: <u>C-T</u>                  |
|   |       | PFNA? <input checked="" type="checkbox"/> Y/N   |   |

|                |   |
|----------------|---|
| PROPERTY OWNER | NAME: <u>Resorts World Las Vegas LLC</u>                      |
|                | ADDRESS: <u>3000 S. Las Vegas Blvd.</u>                       |
|                | CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89109</u> |
|                | TELEPHONE: _____ CELL: _____                                  |
|                | E-MAIL: _____   |
|                |   |

|           |   |
|-----------|---|
| APPLICANT | NAME: <u>Resorts World Las Vegas LLC ~ Attn: Gerald Gardner</u> |
|           | ADDRESS: <u>3000 S. Las Vegas Blvd.</u>                         |
|           | CITY: <u>Las Vegas</u> STATE: <u>Nevada</u> ZIP: <u>89109</u>   |
|           | TELEPHONE: _____ CELL: _____                                    |
|           | E-MAIL: <u>gerald.gardner@rwlsvegas.com</u>                     |
|           | REF CONTACT ID #: _____   |

|               |  |
|---------------|--|
| CORRESPONDENT | NAME: <u>Developers Consultants LLC ~ Attn: Gary Lake</u>        |
|               | ADDRESS: <u>1039 Keys Dr.</u>                                    |
|               | CITY: <u>Boulder City</u> STATE: <u>Nevada</u> ZIP: <u>89005</u> |
|               | TELEPHONE: <u>702.271.2255</u> CELL: <u>702.271.2255</u>         |
|               | E-MAIL: <u>gdlake1@aol.com</u>                                   |
|               | REF CONTACT ID #: _____  |

ASSESSOR'S PARCEL NUMBER(S): SEE ATTACHED

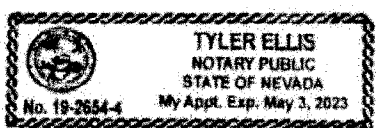
PROPERTY ADDRESS and/or CROSS STREETS: Resorts World Dr. & Las Vegas Blvd. S.

I, (We) the undersigned owner 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.

[Signature]  
 Property Owner (Signature)\*

GERALD GARDNER, Secretary  
Resorts World Las Vegas, LLC  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON 3-20-2020 (DATE)  
 by Gerald S. Gardner  
 NOTARY PUBLIC: [Signature]



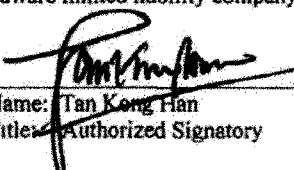
\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

APR-20-100573

## Resorts World Las Vegas APN's

162-09-312-002, 162-09-312-006, 162-09-312-005, 162-09-312-004, 162-09-413-003,  
162-09-312-003 162-09-413-001, 162-09-413-002

162-09-499-001 portion

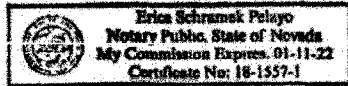
|                                     |   |
|-------------------------------------|---|
| <p><b>RESOLVED<br/>FURTHER:</b></p> | <p>(i) Tan Sri Lim Kok Thay<br/> (ii) Lim Keong Hui<br/> (iii) Tan Kong Han<br/> (iv) Wong Yee Fun<br/> (v) Scott Martin Sibella<br/> (vi) Gerald James Gardner, and</p> <p>That attached hereto as Exhibit A is the genuine specimen of the signature (or true and correct copy thereof) of Scott Martin Sibella as a new Authorized Signatory</p> <p>IN WITNESS WHEREOF, the foregoing resolutions shall be effective as of the date first written above.</p> <p>RWLV Holdings, LLC,<br/> a Delaware limited liability company</p> <p>By: <br/> Name: Tan Kong Han<br/> Title: Authorized Signatory</p> |
|-------------------------------------|---|


State of Nevada

County of Clark

I certify that this is a true and correct copy of a document in the possession of Gerald Gardner

Date Feb 15, 2020



  
(Signature of Notary Public)

FLANNIER  
COPY

VS-21-0085

**RESORTS WORLD LAS VEGAS LLC**  
a Delaware limited liability company

**SPECIMEN SIGNATURE OF NEW AUTHORIZED PERSON REFERRED TO  
IN THE WRITTEN CONSENT OF THE SOLE MEMBER OF  
RESORTS WORLD LAS VEGAS LLC,  
DATED FEBRUARY 3, 2020.**

**Bank**      **DBS Bank Ltd, 12 Marina Boulevard, Level 44 DBS Asia Central, Marina Bay  
Financial Centre Tower 3, Singapore 018982**

Authorized Signatory

Specimen Signature

**Name**      **Scott Martin Sibella**



PLANNER  
COPY

US-21-0085

**EXHIBIT 'A'**

# *DEVELOPERS CONSULTANTS, LLC*

December 16, 2020

Clark County Comprehensive Planning Department  
500 South Grand Central Parkway  
Las Vegas, Nevada 89155-1744

VS-21-0085

Re: Justification Letter for Vacation of Genting Blvd. and Las Vegas Blvd.

To whom it my Concern:

Resorts World Las Vegas LLC owners of the above referenced property request a vacation of a portion of Genting Blvd. and Las Vegas Blvd as shown by dedication by Jessie N. Hunt per book 38, page 320-321, document no. 197272.. This Right of Way is no longer require for the Development of the Resorts World Project. Utilities have been relocated to allow for this vacation. This area will be used for access to the south entry and for on-site directional signage.

Resorts World Las Vegas LLC kindly requests your approval for the proposed action.

Thank You,

Developer Consultants, LLC



Gary D. Lake PE

Manager

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*DEVELOPERS CONSULTANTS, LLC*  
1039 KEYS DRIVE BOULDER CITY, NEVADA 89005  
☎: 702.271.2255    ✉: [gdlake1@aol.com](mailto:gdlake1@aol.com)

PROJECT - DEVELOPMENT - FEASIBILITY - MANAGEMENT



# LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT  
SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

|  |  |   |  |
|--|--|---|--|
| <input type="checkbox"/> TEXT AMENDMENT (TA)<br><input type="checkbox"/> ZONE CHANGE<br><input type="checkbox"/> CONFORMING (ZC)<br><input type="checkbox"/> NONCONFORMING (NZC)<br><input checked="" type="checkbox"/> USE PERMIT (UC)<br><input type="checkbox"/> VARIANCE (VC)<br><input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS)<br><input checked="" type="checkbox"/> DESIGN REVIEW (DR)<br><input type="checkbox"/> PUBLIC HEARING<br><input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR)<br><input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC)<br><input type="checkbox"/> WAIVER OF CONDITIONS (WC)<br><br><input type="checkbox"/> ANNEXATION REQUEST (ANX)<br><input type="checkbox"/> EXTENSION OF TIME (ET)<br><input type="checkbox"/> APPLICATION REVIEW (AR) | <b>STAFF</b><br>DATE FILED: <u>2/10/21</u><br>PLANNER ASSIGNED: <u>SWD</u><br>ACCEPTED BY: <u>SWD</u><br>FEE: <u>\$450</u><br>CHECK #:<br>COMMISSIONER: <u>FS</u><br>OVERLAY(S)?<br>PUBLIC HEARING? <u>Y/N</u><br>TRAILS? <u>Y(N)</u> PFNA? <u>Y(N)</u><br>APPROVAL/DENIAL BY: | APP. NUMBER: <u>UC-21-0067</u><br>TAB/CAC: <u>Winchester</u><br>TAB/CAC MTG DATE: <u>3/30 TIME: 6:00pm</u><br>PC MEETING DATE: <u>4/20/21</u><br>BCC MEETING DATE:<br>ZONE / AE / RNP: <u>M-1</u><br>PLANNED LAND USE: <u>BDPP</u><br>NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y/N</u><br>LETTER DUE DATE:<br>COMMENCE/COMPLETE: <u>X</u> |  |
|  | <b>PROPERTY OWNER</b><br>NAME: <u>E-J Club LLC</u><br>ADDRESS: <u>2825 E. Long Court</u><br>CITY: <u>Greenwood Village</u> STATE: <u>CO</u> ZIP: <u>80121</u><br>TELEPHONE: <u>303-810-2500</u> CELL: <u>303-810-2500</u><br>E-MAIL: <u>beckymckee92@outlook.com</u>           | <b>APPLICANT</b><br>NAME: <u>NANA LLC</u><br>ADDRESS: <u>3574 Redwood Street</u><br>CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89103</u><br>TELEPHONE: CELL: <u>702-624-1222</u><br>E-MAIL: <u>peterleeconsultant@gmail.com</u> REF CONTACT ID #:  | <b>CORRESPONDENT</b><br>NAME: <u>Mark Vaccaro</u><br>ADDRESS: <u>1109 Dunrobin Garden Street</u><br>CITY: <u>Henderson</u> STATE: <u>NV</u> ZIP: <u>89002</u><br>TELEPHONE: <u>920-203-0005</u> CELL: <u>920-203-0005</u><br>E-MAIL: <u>mvac75@gmail.com</u> REF CONTACT ID #: |

ASSESSOR'S PARCEL NUMBER(S): ADN: 162-09-203-005

PROPERTY ADDRESS and/or CROSS STREETS: 2911-2943 Sammy Davis Junior Drive LV NV 89109

PROJECT DESCRIPTION: Day Spa

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. Wedelstedt : Manager

STATE OF COLORADO  
COUNTY OF ARAPAHOE  
SUBSCRIBED AND SWORN BEFORE ME ON JUNE 8, 2020 (DATE)  
By EDWARD JOSEPH WEDELSTEDT  
NOTARY PUBLIC: [Signature]

HENRY ORDÓÑEZ FABILLA S  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20184043632  
MY COMMISSION EXPIRES 11/08/2023

\*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.

NANA LLC

Managing Member

Phatcharida Dohig

2933 Sammy Davis Jr Dr

Las Vegas, NV 89109

UC-21-0067

1/11/21

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 a day spa. I previously owned and operated a successful day spa unit in California for several years. However, due to COVID-19, I was forced to close down my business and move my family to Las Vegas, NV.

Our unit#2933 has a total of 780 SQF to include retail space and treatment rooms for reflexology, nails, and massage for which we hold the appropriate current licenses. Below describes the square footage of our design review as below:

Waiting Area 120 SQF, Reception Desk 100 SQF, Bathroom 72 SQF, Reflexology 260 SQF, Nail Area 102 SQF, Massage 102 SQF. There is also one hallway of 24 SQF.

Our business will focus on the Las Vegas guest, casino employees, adult industry employees and the people who work in the industrial sector. We anticipate having 3 subcontracted employees that will offer services doing nails, reflexology, and massage. Due to Las Vegas Blvd high traffic, guest mostly use Sammy Davis Jr Dr, as well as there are some hotels on Sammy Davis Junior Drive too. We could keep lower price range for services 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 these conditions, we strongly believe our business will make a positive contribution to the Las Vegas economy.

It should also be known that this location was previously approved by zoning and licensing for a day spa business in 2018.

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



This Section was written with the collaboration of EJW Management Building Manager for E-J Club LLC, owner of the property.

### **Waiver of Development Standards – Parking Capacity**

The commission has previously approved this waiver for a liquor store which will be opening soon (reference: UC-20-0307)

The current parking lot has recently been re-blacktopped and striped. It 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 74. There is a short fall of the required by 10 spaces. We would like to ask Waiver of Developmental Standard for the Project based on these factors. It should also be noted that the other tenants

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 us of parking space.
4. Our current parking and capacity would easily handle the addition of this project and the parking needs.

### **Design Review: Day Spa existed in previous M-1 Warehouse Complex**

The current zoning for our building is for light industrial/manufacturing type of business. 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 and 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 and additional information please feel free to contact me at [peterleeconsultant@gmail.com](mailto:peterleeconsultant@gmail.com) or 425-382-0335.

Respectfully yours,

NANA LLC.

Phatcharida Dohig



Managing Member