



Winchester Town Advisory Board

Winchester Dondero Cultural Center

3130 S. McLeod Dr.

Las Vegas, NV 89121

September 26, 2023

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Valerie Leiva at (702) 468-9839.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - If there are additional locations where supporting materials are available, insert them here. If not, delete this bullet.
 - Supporting material is/will be available on the County's website at specific Board/Council website.

Board/Council Members: Dorothy Gold, Vice Chairperson
 Judith Siegel
 Robert Mikes
 April Mench

Secretary: Valerie Leiva, (702) 468-9839, and valerieleivaccnv@outlook.com
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): County Liaison Beatriz Martinez: Beatriz.Martinez@clarkcountynv.gov
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state

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

your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for September 12, 2023. (For possible action)
- IV. Approval of the Agenda for September 26, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning

- 1. **UC-23-0552-305CCD, LLC:**
USE PERMITS for the following: **1)** on-premises consumption of alcohol (tavern, supper club, service bar); **2)** alcohol sales (beer, wine, liquor) – packaged only; **3)** retail sales and services; **4)** restaurants; **5)** outside dining, drinking, and cooking areas; **6)** office; **7)** reduce separation to a residential use; and **8)** reduce setback to a residential use.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; **2)** alternative parking design (tandem valet); **3)** cross access; **4)** reduce trash enclosure setback; **5)** signage; and **6)** reduce driveway throat depth.
DESIGN REVIEWS for the following: **1)** a shopping center with a subterranean parking garage; **2)** signage; and **3)** finished grade on a 2.6 acre portion of 6.1 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the southwest corner of Convention Center Drive and Debbie Reynolds Drive within Winchester. TS/jor/syp (For possible action)

10/04/23 BCC

- 2. **WS-23-0576-3200 MCLEOD DRIVE APARTMENTS LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; and **2)** alternative driveway geometrics.
DESIGN REVIEW for proposed gated entry for an existing multiple family residential development on 7.8 acres in an R-4 (Multiple Family Residential - High Density) Zone. Generally located on the east side of McLeod Drive, 270 feet north of Desert Inn Road within Winchester. TS/lm/syp (For possible action)

10/17/23 PC

- 3. **UC-23-0561-LD REAL ESTATE, LLC:**
USE PERMITS for the following: **1)** recreational vehicle sales; **2)** recreational vehicle repair; **3)** recreational vehicle paint/body shop; and **4)** recreational vehicle wash.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce separations from a residential use; **2)** reduce parking; **3)** allow access to a local street; and **4)** reduce landscaping.
DESIGN REVIEW for a proposed recreational vehicle sales and repair facility on a portion of 14.6 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Sahara Avenue and the west side of Atlantic Street within Winchester. TS/hw/syp (For possible action)

10/18/23 BCC

4. **TM-23-500119-LD REAL ESTATE, LLC:**
TENTATIVE MAP consisting of 1 commercial lot on 8.1 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Sahara Avenue and the west side of Atlantic Street within Winchester. TS/hw/syp (For possible action)

10/18/23 BCC

VII. General Business

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

IX. Next Meeting Date: October 10, 2023.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
3130 S McLeod Dr. Las Vegas, NV 89121
<https://notice.nv.gov>



Winchester Town Advisory Board

September 12, 2023

MINUTES

Board Members:	Dorothy Gold – Member – PRESENT Judith Siegel – Member – PRESENT	Robert Mikes – Member – ABSENT April Mench – Member – PRESENT
Secretary:	Valerie Leiva (702)468-9839	valerieleivaccnv@outlook.com
County Liaison:	Beatriz Martinez (702)455-0560	beatriz.martinez@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions: Beatriz Martinez – County Liason, Richard Ruggles – Planner, & Valerie Leiva – Secretary. The meeting was called to order at 6:01 p.m.
- II. Public Comment: None
- III. Approval of the August 29, 2023 Minutes
Moved by: Mench
Action: Approved
Vote: 3-0
- IV. Approval of Agenda for September 12, 2023
Moved by: Mench
Action: Approved
Vote: 3-0
- V. Informational Items:
None
- VI. Planning & Zoning
1. **UC-23-0438-SAIA, GABRIEL GOMES JR. REV LIV TR & SAIA, GABRIEL GOMES JR. TRS:**
USE PERMIT for a cannabis establishment (consumption lounge) in conjunction with an existing cannabis establishment within an existing office/warehouse complex.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce separation from a non-restricted gaming property; and **2)** reduce parking on 14.0 acres in an M-1 (Light

Manufacturing) Zone. Generally located on the north side of Desert Inn Road and the east side of Highland Drive within Winchester. TS/rr/syp (For possible action)

09/20/23 BCC

Moved by: Mench

Action: Approved

Vote: 3-0

2. **ZC-23-0531-BOULDER CAPITAL MANAGEMENT, LLC:**
ZONE CHANGE to reclassify 0.5 acres from an H-2 (General Highway Frontage) to a C-2 (General Commercial) Zone.
WAIVER OF DEVELOPMENT STANDARDS for reduced landscaping.
DESIGN REVIEWS for the following: **1)** restaurant; and **2)** outside dining and drinking. Generally located on the northwest corner of Boulder Highway and Glen Avenue within Winchester and Sunrise Manor (description on file). TS/bb/syp (For possible action)

10/04/23 BCC

Moved by: Mench

Action: Approved

Vote: 3-0

VII. General Business:

1. **Increase code enforcement staff and their working hours. Winchester Town has a lot of code enforcement issues that need to be addressed quicker.**
2. **Increase supplies and staff for the Public Works crews who replace streetlights.**

Moved by: Mench

Action: Approved

Vote: 3-0

VIII. Public Comment: None

IX. Next Meeting Date

The next regular meeting will be Spetember 26, 2023

X. Adjournment

The meeting was adjourned at 6:50 p.m.

SHOPPING CENTER
(TITLE 30)

CONVENTION CENTER DR/DEBBIE REYNOLDS DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0552-305CCD, LLC:

USE PERMITS for the following: **1)** on-premises consumption of alcohol (tavern, supper club, service bar); **2)** alcohol sales (beer, wine, liquor) – packaged only; **3)** retail sales and services; **4)** restaurants; **5)** outside dining, drinking, and cooking areas; **6)** office; **7)** reduce separation to a residential use; and **8)** reduce setback to a residential use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; **2)** alternative parking design (tandem valet); **3)** cross access; **4)** reduce trash enclosure setback; **5)** signage; and **6)** reduce driveway throat depth.

DESIGN REVIEWS for the following: **1)** a shopping center with a subterranean parking garage; **2)** signage; and **3)** finished grade on a 2.6 acre portion of 6.1 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the southwest corner of Convention Center Drive and Debbie Reynolds Drive within Winchester. TS/jor/syp (For possible action)

RELATED INFORMATION:

APN:

162-09-805-015; 162-09-805-016

USE PERMITS:

1. On-premises consumption of alcohol (tavern, supper club, service bar).
2. Alcohol sales (beer, wine, liquor) – packaged only.
3. Retail sales and services.
4. Restaurants.
5. Allow outside dining, drinking, and cooking areas.
6. Office.
7.
 - a. Reduce the separation of an on-premises consumption of alcohol establishment (tavern, supper club, service bar) from a residential use to the south to 30 feet where 200 feet is required per Table 30.44-1 (an 85% reduction).
 - b. Reduce the separation of an outside dining, drinking, cooking area from a residential use to the south to 30 feet where 200 feet is required per Table 30.44-1 (an 85% reduction).
8. Reduce the setback of an outdoor entertainment area (with live entertainment not accessed from inside of hotel) from a residential use to the south to 195 feet 4 inches where 500 feet is required per Table 30.44-1 (a 61% reduction).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking to 300 parking spaces where 344 parking spaces are required per Table 30.60-1 (a 13% reduction).
2. Allow an alternative parking design (tandem valet parking only and no self-parking) for all on-site parking where no more than 30% of the total number of required spaces are designed as tandem spaces per Chapter 30.60.
3. Eliminate cross access.
4. Reduce the proposed trash enclosure set back from a residential development to 9 feet 6 inches where 50 feet is required per Section 30.56.120 (an 80% reduction).
5.
 - a. Increase the proposed animated sign area to 9,560 square feet where 150 square feet is the maximum allowed per Chapter 30.72 (a 6,273% increase).
 - b. Increase the proposed wall sign area to 10,239 square feet where 2,921 square feet is allowed per Chapter 30.72 (a 251% increase).
6. Reduce driveway throat depth along Convention Center Drive to 42 feet, 4 inches where 150 feet is required per Uniform Standard Drawing 222.1 (a 254 % reduction).

DESIGN REVIEWS:

1. A shopping center with a subterranean parking garage.
2. Signage.
3. Increase finished grade to 76 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 111% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: None
- Site Acreage: 2.6 acre portion of 6.1 acres
- Project Type: Proposed shopping center (The Majestic Plaza - Phase I)
- Number of Stories: 2 (proposed shopping center)
- Building Height (feet): 65 maximum (proposed shopping center)
- Square Feet: 217,168 (proposed shopping center)
- Parking Required/Provided: 344/300 (proposed shopping center)

History & Request

UC-18-0753 was previously approved for a 45 story hotel consisting of 720 rooms with an overall area measuring 1,353,066 square feet and is located on the northeastern portion of the project site and continues south along the Debbie Reynolds Drive frontage.

Today, the applicant is proposing to develop the northwest portion of the subject site only and is separate from the previously approved hotel (UC-18-0753). The applicant is proposing a 2 story shopping center, fronting Convention Center Drive. The applicant is requesting the following use permits: on-premises consumption of alcohol (tavern, supper club, service bar), alcohol sales

(beer, wine, liquor) – packaged only, retail sales and services, restaurants, allow outside dining, drinking, and cooking areas, offices, reduce separation for on-premises consumption of alcohol from a residential use to the south to 30 feet where 200 feet is required; reduce the separation of an outside dining, drinking, cooking area from a residential use to the south to 30 feet where 200 feet is required; and reduce the setback of an outdoor entertainment area (including live entertainment not accessed from inside of hotel) from a residential use to 195 feet where 500 feet is required.

Waivers of development standards include the following: reduce parking to 300 parking spaces where 344 is required, allow alternative parking lot design (tandem valet only) since no self-parking is available; eliminate cross access to the existing commercial development to the west; reduce the trash enclosure set back; increase area for proposed wall signs and animated signs; and reduce driveway throat depth. The design reviews for the shopping center include a subterranean parking garage and increased finished grade. The maximum amount of increase finished grade is located on the eastern portion of the shopping center beneath the building.

Site Plan

The plan shows a u-shaped shopping center building, with the opening of the central courtyard facing north. Access to the site is provided via 2 driveways on the northeast and northwest corners of the building. The drive aisle entryway begins on the northeast corner, and vehicles navigate in a southerly direction to a private drive which leads to a valet parking ramp area on the southeast corner of the building. Vehicles which are exiting will head in a westerly direction and then head north towards the northwest driveway exit. Pedestrian circulation allows customers to venture around the perimeter of the building and throughout the open central courtyard which includes a center bar area and features a canopied performance stage area with a platform. Cross access to the existing commercial development to the west is not provided, hence the request for this waiver of development standards. There is a proposed trash enclosure on the southwest corner of the site that is set back 9 feet, 6 inches from the multiple family residences to the south, where 50 feet is required per Code. Lastly, the shopping center will provide 300 parking spaces in an underground parking area beneath the shopping center building, where 344 is required per Code.

Landscaping

The landscape plan shows detached sidewalks along the north property line with associated landscaping. The landscape section plan shows that there is a 7 foot high landscape planter with shrubs to be installed south of the southernmost landscape strip adjacent to the detached sidewalk. This landscape planter provides a visual and physical buffer from Convention Center Drive. The section plan also shows that this landscape planter is only 3 feet high when standing on the actual finished grade of the shopping center. This landscape planter will also function as a barrier for restaurants who would like to incorporate outside dining, drinking, and cooking patio areas.

Lastly, the plan shows 65 trees spaced every 10 feet along the west and south property lines adjacent to the proposed shopping center. The central courtyard also includes 10 trees to be planted in pairs in a north to south pattern.

Elevations

The shopping center has an overall height of 65 feet. The design consists of sleek modern architecture with proposed signage.

The north elevation depicts the 7 foot high steel and concrete finished planters, the first level includes a curtain wall with non-reflective glass. The second level includes a glass guardrail and patio areas surrounding lease spaces. Decorative metal cladding is also shown as an aesthetic feature. The exterior walls to the roof top deck include proposed signage.

The south elevation includes decorative metal cladding, stucco walls, decorative metal panels, and elevator areas.

The east facing elevation includes additional decorative metal cladding, an opening to the central plaza (courtyard), proposed signage, and additional concrete planters. The west facing elevation includes all of the aforementioned exterior finishes including overhead canopy areas, and proposed signage as well.

Lastly, the central courtyard includes a center bar with a performance area. The overall height of this tear-drop shaped structure is 38 feet, 6 inches to the top of the canopy. The center bar area is on first level, and the performance area that includes a platform is on the second level. A video screen is located underneath the performance canopy.

Floor Plans

Level B1 and Level B2 include the subterranean parking levels of the shopping center. Level B1 features 124 total parking stalls and Level B2 includes 176 total parking stalls. No self-parking is available. The applicant is requesting to reduce required parking to 300 parking spaces where 344 parking spaces are required per Table 30.60-1. The applicant is also requesting a waiver to allow an alternative parking design (tandem valet parking only and no self-parking) for all on-site parking where no more than 30% of the total number of required spaces are designed as tandem spaces per Chapter 30.60.

The first floor plan includes lease spaces for restaurants, retail stores, the center bar, and the valet area. The second floor plan depicts additional lease spaces, outdoor balconies which face internal to the courtyard and north towards Convention Center Drive, and the live entertainment performance platform area above the center bar. The roof top deck includes areas for solar panel installation, mechanical equipment that are screened from view, and a 5,520 square foot observation deck on the western portion of the shopping center building.

Signage

The north elevation includes the following:

- Wall signs (animated): N-1, N-2, N-3, N-4, and N-11.
- Wall signs (static video unit): N-6, N-7, N-8, N-9, and N-10
- Freestanding sign (static video unit): N-5 (approximately 33 feet in overall height)

The west elevation includes the following:

- Wall signs (animated): W-1, W-2, and W-3

- Wall signs (static video unit): W-4

The east elevation includes the following:

- Wall signs (animated): E-1, E-2, and E-3
- Wall signs (static video unit): E-4, E-5, E-6, and E-7

The applicant is requesting to increase the proposed animated sign area to 9,560 square feet where 150 square feet is the maximum allowed per Chapter 30.72. In addition, there is also a request to increase the proposed wall sign area to 10,239 square feet where 2,921 square feet is allowed per Chapter 30.72. No signage is proposed on the south face elevation of the shopping center building.

Type of Sign	Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	# of Existing Signs	# of Proposed Signs	Total # of Signs
Wall	0	10,239	10,239	2,921	0	21	21
Freestanding	0	213	213	250	0	1	1
Overall total	n/a	10,452	10,452	3,171	0	22	22

The details for the animated signs included in the signs above are listed below.

Type of Sign	Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Allowed per Title 30 (sq. ft.)	# of Existing Signs	# of Proposed Signs	Total # of Signs
Static video unit *(includes freestanding sign)	0	679	679	2,771	0	11	11
Animated	0	9,560	9,560	150	0	11	11

Applicant's Justification

This request is to be considered a redesign of the previously approved project which consisted of a high-rise hotel tower, day/medical spa, shopping center consisting of commercial uses retail areas, restaurants with on and off-premises consumption of alcohol, offices, convention/meeting rooms (corporate suites) and all required and provided ancillary/accessory uses and areas. This specific request is only for the commercial portion of the project which is the western portion of the site and included the entire portions of both parcels. This portion of the project maintains the elements of the original project but designed to capture and reflect the spirit of Las Vegas with an exciting new development the southwest corner of Convention Center Drive and Debbie Reynolds Drive and across the street, the new portion of the Las Vegas Convention Center. This project is in an area that is a vibrant, urban center and is geared towards tourists and conventioners. The project is intended to rejuvenate the area by providing fine retail and dining establishments. Access to the site is from 2 driveways on Convention Center Drive. The shopping center (commercial portion of the previous project that was known as the "The Majestic Plaza") is redesigned but maintains the original concept and consists of a myriad of retail uses, on and off-premises consumption of alcohol establishments, restaurants, offices, and a covered entertainment plaza that is centrally located in the plaza.

The shopping center is a 2 story 'U' shaped 87,564 square foot building on an approximate 2.58 acre portion of the 6.08 acres. The proposed development is an in-fill development in the Resort Corridor and provides an additional venue for entertainment, dining and live entertainment to the area across from the Convention Center and promotes more walkability cutting down on emissions. The increase in finished grade for the building on the site is necessary because of the slope of the site. The east land falls west to east, the site will require excavation to accommodate the parking garage below grade and in-filled around. The grading plan has been designed with the center portion below grade and the in-fill around the building to allow for the drive aisle to remain at the existing grade height. As designed and proposed, the project is appropriate and compatible with existing, approved, and future uses in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400036 (UC-18-0753)	First extension of time for a non-gaming hotel (HIP) - until May 18, 2024 to commence	Approved by BCC	May 2021
VS-20-0328	Vacated a portion of right-of-way being Convention Center Drive	Approved by PC	September 2020
SC-19-0473	Street name change from Debbie Reynolds Drive to Majestic Plaza Place	Withdrawn	April 2020
TM-19-500172	Commercial subdivision	Approved by PC	October 2019
UC-18-0753	Allowed a non-gaming hotel (HIP)	Approved by BCC	May 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use & Public Use	H-1 & P-F	Convention facilities & parking lot
South & West	Entertainment Mixed-Use	H-1	Multiple family residential, golf course, & office complex
East	Entertainment Mixed-Use	H-1	Multiple family residential, hotels, & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permits

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Use Permits #1 through #7b

Staff determines that the proposed uses are consistent and similar with the surrounding land uses and properties and the area's planned land use of Entertainment Mixed-Use. Retail uses, restaurants with outside dining and drinking, taverns, supper clubs, and service bars are common amenities associated within the Gaming Corridor. In addition, the proposed uses should not have a negative or detrimental impact on the surrounding properties. These requests support Goal 5.1 of the Master Plan which encourages diversification of the economic base. The shopping center will support new restaurants and retail areas which will promote economic and employment growth to the immediate area. Therefore, staff recommends approval.

Use Permit #8

The applicant is requesting to reduce the setback of an outdoor entertainment area (including live entertainment not accessed from inside of a hotel) from a residential use to the south to 195 feet, 4 inches where 500 feet is required per Table 30.44-1 (a 61% reduction). Staff is concerned that excessive sound from the center bar performance area may transmit a nuisance to the multiple family residential units to the south. However, the shopping center building provides a physical buffer between the 2 to mitigate any unwelcomed sound. Staff can support this request if the live entertainment is limited.

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 through #3

Staff finds that this shopping center is designed to accommodate many convention goers and visitors who do not rent vehicles due to the proximity of the resort hotels from one another. Ride sharing and carpooling is a common method of transportation for Las Vegas tourists, therefore, reducing the parking spaces to 300 spaces is appropriate. Due to the overall size limitations of the northwest corner of the site, subterranean parking which features tandem valet parking spaces, and no self-parking is plausible. Lastly, since the site is adjacent to an existing commercial development to the west. Cross access is not provided from the applicant's property or from the existing property to the west. With this information, staff can support these waivers.

Waiver of Development Standards #4

The applicant is requesting to reduce the proposed trash enclosure set back from a residential development to 9 feet, 6 inches where 50 feet is the required per Section 30.56.120. Aerial views show that the nearest multiple family residence to the south is an additional 43 feet away. Staff determines that because of this additional set back, and there is an existing screen wall along the south property line to help mitigate the setback reduction adjacent to the trash enclosure, staff can support this request.

Design Review #1

The site design displays a modern aesthetic that is consistent to architecture immediately to the north. Furthermore, the shopping center site will enhance this portion of the Convention Center Drive streetscape in conjunction to the previously approved hotel. Staff recommends approval.

Design Review #2 & Waiver of Development Standards #5

Plans for proposed signage is consistent the signage within the Gaming Corridor. The applicant is requesting to increase the proposed animated sign area to 10,066 square feet where 150 square feet is the maximum allowed per Chapter 30.72 (a 6,610% increase). Furthermore, the request is to also increase the proposed wall sign area to 10,239 square feet where 2,921 square feet is allowed per Code. Proposed signage is harmonious to the site and does not negatively impact the multiple family residential development to the south. Staff recommends approval.

Public Works - Development Review

Waiver of Development Standards #6

Staff have no objection to the reduction in throat depth for the ingress only driveway on Convention Center Drive. The applicant has provided 3 lanes to help vehicles access the site without stacking in the right-of-way.

Design Review #3

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Live entertainment to be daytime hours only Sunday to Thursday, and until midnight on Friday and Saturday;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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

- Drainage study and compliance;
- Traffic study and compliance;
- Applicant to install a crosswalk with pedestrian flashers across Convention Center Drive, as required by Public Works - Development.
- Applicant is advised that any future development may require additional throat depth.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0040-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LORENZO DOUMANI

CONTACT: CASSANDRA WORRELL, 520 S. FOURTH STREET, LAS VEGAS, NV 89101

PLANNER COPY



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-23-0552</u> DATE FILED: <u>8/9/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Winchester</u> TAB/CAC DATE: <u>9/12/23</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10/4/23</u> FEE: <u>\$1,825</u>
	PROPERTY OWNER NAME: <u>305 CCD, LLC</u> ADDRESS: <u>3195 Bel Air Dr.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>702-846-6576</u> CELL: <u>N/A</u> E-MAIL: <u>lorenzo@majesticlasvegas.com</u>
	APPLICANT NAME: <u>Lorenzo Doumiani</u> ADDRESS: <u>3195 Bel Air Dr.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>702-846-6576</u> CELL: <u>310-849-5756</u> E-MAIL: <u>lorenzo@majesticlasvegas.com</u> REF CONTACT ID #: <u>N/A</u>
	CORRESPONDENT NAME: <u>Jay Brown/Lebene Ohene</u> ADDRESS: <u>520 South Fourth Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>702-598-1429</u> CELL: <u>702-561-7070</u> E-MAIL: <u>lohene@brownlawlv.com</u> REF CONTACT ID #: <u>173835</u>

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

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

PROJECT DESCRIPTION: Proposed Commercial Complex

(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.

Lorenzo Doumiani
Property Owner (Signature)*

Lorenzo Doumiani
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 6/11/23 (DATE)

By Lorenzo Doumiani
NOTARY PUBLIC: Kim Cook



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

LAW OFFICE

Brown, Brown & Premsrirut

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

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 384-5563
FACSMILE: (702) 385-1023
EMAIL: jbrown@brownlawlv.com

July 25, 2023

Clark County Comprehensive Planning
Current Planning Division
500 Grand Central Parkway
Las Vegas, Nevada 89155

Re: Project Name: - Majestic Resort Las Vegas (Shopping Center) The Majestic Plaza

Justification Letter – Revision 2

- **Special Use Permits**
- **Design Reviews**
- **Waivers of Development Standards**

Assessors' Parcel Numbers: 162-09-805-015, 162-09-805-016 (portions)

To whom it may concern:

Please be advised that our Firm represents the Applicant, 305CCD LLC., aka Majestic Resort Las Vegas. This request is for a proposed redesign of a portion of a previously approved project. This request is to be considered a redesigned Phase I of the previously approved project which consisted of a high-rise hotel tower, day/medical spa; a shopping center consisting of commercial uses retail areas, restaurants with on and off-premises consumption of alcohol, offices, convention/meeting rooms (corporate suites) and all required and provided ancillary/accessory uses and areas. This specific request (Phase I) is for only the commercial portion of the project which is the western portion of the site which included the entire portions of both parcels. This portion of the project maintains the elements of the original project but designed to capture and reflect the spirit of Las Vegas with an exciting new development the southwest corner of Convention Center Drive and Debbie Reynolds Drive and across the street the new portion of the Las Vegas Convention Center. This project is in an area that is a vibrant, urban center and is geared towards tourists and conventioners. The project is intended to rejuvenate the area by providing fine retail and dining establishments. Access to the site is from two driveways on Convention Center Drive.

General Project Description:

The shopping center (aka commercial portion of the previous project that was known as the "The Majestic Plaza") is redesigned but maintains the original concept and consists of a myriad of retail uses, on and off-premises consumption of alcohol establishments, restaurants, offices, and a covered entertainment plaza that is centrally located in the plaza. The shopping center is a two story 'U' shaped 87,564 square feet building on an approximate 2.58-acre portion of the 6.08

acre of two the parcels. A water feature is shown in the central entertainment plaza. The building is on two levels with a covered live entertainment area in the central plaza created by the 'U' shaped building.

Elevation Plans:

The main portions of the building are up to 65 feet high to the top of the parapet including the roof deck and canopy over the outdoor live entertainment area. The height of the central covered entertainment area is up to 38.5 feet high. Parking provided in a subterranean parking garage, 29.5 feet below grade. Storage and accessory areas for the center are located within the subterranean garage. The building materials consist of a composition of white stucco with stone, wood, glass, glass curtain wall systems, metal materials with complementary architectural features and accents. Portions of the facades of the buildings along the street frontage are clad with animated signs (LED Screens).

Landscaping Plans:

The plans depict a minimum of 15 up to 22.7 feet with a 5 foot wide detached sidewalk along Convention Center Drive. A portion of the landscaping is within a planter behind the Code required landscape area. No landscaping is provided along the south property lines, adjacent to the existing multifamily development.

Floor Plans:

The plans depict a two story, 87,564 square foot shopping center consisting of a myriad of commercial uses (restaurants, on and off-premises of alcohol uses and an entertainment area.

Signage:

A comprehensive sign package is proposed in conjunction with the project in including wall, animated (video units) and a project identification sign. Most of the animated signs proposed double as wall signs that clad the façade of the building. A total of 11,052 square feet of wall is proposed. A total of 10,066 square feet of animated signs (video) are proposed that double as wall signs where only 150 square feet is allowed per Code. A Table is provided by the Architect outlining the signage proposed.

The following are the applications required for the project:

Special Use Permits:

1. On-premises consumption of alcohol (taverns, supper clubs, service bars)
2. Off-premises consumption of alcohol (package beer, wine, and liquor).
3. Retail uses.

4. Restaurants.
5. Offices.
6. Reduce the required separation of the on-premises consumption of alcohol including (tavern/s, supper club/s, service bar/s) from the residential use to the south to 30 feet one (1) inch where 200 feet is required.
7. Reduce the required separation of the off-premises consumption establishments (packaged beer and wine and packaged liquor) from the residential use to the south to 30 feet one (1) inch where 200 feet is required.
8. Reduce the required separation from the outside dining areas to 30 feet one (1) inch where 200 feet is required.
9. Reduce the required setback of the outdoor entertainment area from the residential use to the south to 195 feet 4 inches where 500 feet is required.
10. Outside Dining, Drinking and Cooking.

Justification:

The reduction in the separation will not materially impact the existing residential use to the south, because the tavern/s and supper club/s are all within an enclosed building that faces Convention Center Drive, therefore, per pedestrian walking distance from the doors of the uses to the residential use, the separation distance is more than the required 200 feet. The proposed uses will, therefore, not negatively impact the residential use.

Waivers of Development Standards and Justifications:

- 1) **Reduce onsite parking to 300 spaces where 344 spaces are required.**

Justification:

The project is in close proximity to Las Vegas Boulevard, the existing and planned expansion to the Convention Center and is within the Resort Corridor. Therefore, most customers and guests will not drive to the location, but will rather arrive or be dropped off with other modes of transportation such as Taxis, Uber, Lyft, shuttles limousines, etc. Conventioneers will also walk to the plaza from the Convention Center and the adjacent resorts and other uses in the resort corridor after using the previously mentioned modes of transportation. Other customers will also meet on the site. Therefore, the requested parking reduction is appropriate and will achieve the intent of the Code to minimum parking in the resort corridor. The proposed reduction in parking is 14.6% is appropriate for a project located in the resort corridor and less than a mile of the "Strip".

- 2) Allow all parking spaces to be tandem (valet) spaces for parking purposes (no self-parking) where only 30% of tandem spaces are allowed for commercial developments.**

Justification:

Based on current Planning and Design the project requires 344 parking stalls to be provided. The project garage levels provide 300 stalls within the two levels of the basement. We are requesting a 14.6% parking reduction. Due to the project's close proximity to the Convention Center West Hall (across the street) and its affiliated Parking Lots, it's anticipated that the majority of guests will access the project utilizing provided pedestrian access off of Convention Center Drive.

Since the project is across the street from the Convention Center most customers to the site are pedestrians during conventions and the adjacent areas, therefore, will not drive to the site. The project will valet park all customers and visitors to the site for easy access to the plaza. The valet driver would have to exit the underground parking garage via the ramp, turn right to enter the loop road in a clockwise direction, exit the site onto Convention Center Drive at the west driveway, reenter the site at the east driveway and bring the vehicle to the valet drop off/pick up lane. Additionally, this will prevent non-visitors to the site from parking in the garage and impact parking for the site.

- 3) Increase the animated sign area (electronic message panels and video units) to 10,066 square feet where 150 square feet is permitted.**

Justification:

This request is appropriate since the animated sign also doubles as a cladding for the façade of the building. The request is appropriate and compatible within the resort corridor.

- 4) Waive Cross Access within the future commercial complex.**

Justification:

The applicant is revising the site to separate the parcel for the proposed commercial development, making it independent of the center. To the west is an existing building and fencing therefore, cross access is not necessary for the future development.

- 5) Reduce the distance of the Trash Enclosure to 15 feet and 3 inches and 9 feet and 6 inches where 50 feet is required.**

Justification:

The proposed development provides a unique commercial center providing a driving lane around the development for pedestrian's safety. The trash enclosure has been placed in the ideal area to not impede traffic or pedestrians. Although the trash enclosure is not located 50 from both the west and south property lines it is located more than 60 feet from the closet building to the South. This request will not impact on the adjacent developments in any way.

- 6) Reduce the throat depth of the easternmost driveway on Convention Center Drive up to 42 feet 4 inches (west) where 150.**

Justification:

Road throat depths accessing Convention Center Drive are currently dimensioned at 26'-11" and 156'-9" along the West private road. Along the East private road, the throat depths are 42'-4" and 215'-0". (Reference A101 – Level 01 floor plan (pg8 for plan dimensions) Required Throats are anticipated to be 175' in length. West Private Road has a reduced length due to the required Water District Zone and a Loading Zone. This is a request of the Water District for use only when water meters need to be utilized. The Loading Zone is intended to service the Project restaurants during off hours. As service access points, these will not impact traffic on Convention Center Drive. East Private Road has a reduced length to allow for two Valet drop off and return lanes in order to prevent valet operations from impacting traffic on Convention Center Drive by making these two lanes as long as possible. We are also providing an additional thru lane to allow non-valet service traffic to be able to bypass the valet drop off and prevent traffic on Convention Center Drive from being impacted. The Water District Zone, Loading Zone and Valet Drop off Lanes are all separate from the primary private road drive lanes.

- 7) Increase square footage of the wall signs to 10,239 square feet where a total of 2,921 square footage is allowed.**

Justification:

This request is primarily to accommodate the design of the building with building façades having video units to enhance the structure within the resort corridor. This signage will also create ambiance and provide additional lighting in the area to create a safe environment for pedestrians. This signage will further enhance the resort corridor and convention area and is appropriate for the site.

Design Reviews:

- 1) **A shopping center including, offices, retail, restaurants, and accessory and incidental uses, outside dining area; on-premises consumption of alcohol including, tavern, super cubs, service bars)**
- 2) **Increase the maximum fill (finish grade) to 76 inches where 36 inches is allowed.**
- 3) **Parking garage with subterranean levels.**

Justification:

The proposed development is an infill development in the Resort Corridor and provides an additional venue for entertainment, dining and live entertainment to the area across from the Convention Center and promotes more walkability cutting down on emissions.

The increase in finish grade for the building on the site is necessary because of the slope of the site. The east land falls west to east, the site will require excavation to accommodate the parking garage below grade and infilled around. The grading plan has been designed with the center portion below grade and the infill around the building to allow for the drive aisle to remain at the existing grade height.

This project is located within the resort corridor and the design complies with the goals and policies outlined in the Comprehensive Plan. As designed and proposed, the project is appropriate and compatible with existing, approved, and future uses in the area. The water feature is 84 square feet and will comply with current Code requirements as permitted by the Southern Nevada Water Authority.

On behalf of the applicant, we respectfully request your favorable review of the uses and design of the project as proposed. We look forward to your feedback and positive recommendation of the redesigned commercial plaza portion of the previously approved Majestic Resort Las Vegas.

Please contact me with any additional questions and or concerns with this application.

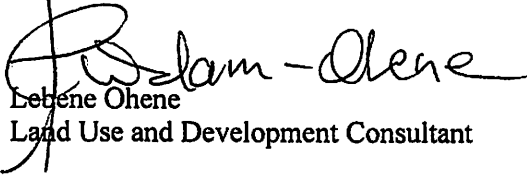
LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

Sincerely,

BROWN, BROWN & PREMSRIRUT

A handwritten signature in black ink, appearing to read "Lebene Ohene". The signature is written in a cursive style with a large initial "L".

Lebene Ohene
Land Use and Development Consultant

GATED ENTRY/REDUCED PARKING
(TITLE 30)

MCLEOD DR/DESERT INN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0576-3200 MCLEOD DRIVE APARTMENTS LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; and **2)** alternative driveway geometrics.

DESIGN REVIEW for proposed gated entry for an existing multiple family residential development on 7.8 acres in an R-4 (Multiple Family Residential - High Density) Zone.

Generally located on the east side of McLeod Drive, 270 feet north of Desert Inn Road within Winchester. TS/lm/syp (For possible action)

RELATED INFORMATION:

APN:

162-12-801-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking to 294 spaces where 338 spaces are required per Table 30.60-1 (a 13% reduction).
2. Permit an existing pan driveway where a commercial curb return driveway is required per Uniform Standard Drawing 222.1.

LAND USE PLAN:

WINCHESTER/PARADISE - URBAN NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 3200 McLeod Drive
- Site Acreage: 7.8
- Number of Units: 200
- Project Type: Gated entry
- Parking Required/Provided: 338/294

Site Plan

The plan depicts an existing multiple family residential development (apartments) with a proposed gated entry. Access to the site is from McLeod Drive. The proposed gated access is set back over 100 feet from McLeod Drive utilizing the existing pan driveway. A portion of the covered parking located near the existing site entrance will be removed to accommodate the

proposed gates and mechanisms. A new sidewalk with pedestrian gate is provided along the south side of the driveway,

Landscaping

The street landscaping will remain with palm trees, shrubbery, artificial turf, and groundcover. On-site unit access sidewalks will be updated along the street frontage to accommodate wrought iron fence and pedestrian street access gates. The new fence and gates are set back 10 feet from the back of the existing attached sidewalk along McLeod Drive.

Elevations

The proposed gates and mechanisms are designed with an overall height of 6 feet.

Applicant’s Justification

The applicant indicates that the reduction to parking is to accommodate the proposed decorative gates. Additionally, the applicant indicates that the site does not provide adequate space for a commercial driveway per the current development standards (Uniform Standard Drawing 222.1).

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0076-84	Reclassified 9.72 acres to R-4 zoning for a multiple family apartment complex	Approved by BCC	May 1984

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use & Urban Neighborhood (greater than 18 du/ac)	P-F & R-4	Park (Winchester Dondero) & multiple family residential
South	Corridor Mixed-use	C-2 & C-1	Commercial development
East	Urban Neighborhood (greater than 18 du/ac)	R-4	Flamingo wash & multiple family residential
West	Corridor Mixed-use	C-2	Commercial development

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waivers of Development Standards

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

Waiver of Development Standards #1 & Design Review

The site was originally approved in 1984 for a 200 unit apartment complex with 300 required parking spaces (1.5 spaces per unit). The current development standards require more parking depending on the type of unit (1 bedroom: 1.25, 2 bedrooms: 1.75, visitor: 1:5 units), which increases the required parking. While staff does not typically support reductions in parking, the site improvements for the gated access necessitate the removal of several parking spaces at the entry, reducing the provided spaces to 294 where 300 were originally required. Goal WP-1 of the Master Plan includes transit-supportive development and reinvestment in and revitalization of older neighborhoods. This site is located along an RTC bus line on McLeod Drive as well as within 270 feet of bus routes along Desert Inn Road, which may reduce the need for additional on-site parking. Lastly, staff is concerned about the location of the proposed street fencing and the potential removal of established trees. Staff can support the proposed fences or gates with the replacement of any removed tree for the construction of gates or fences along McLeod Drive with the same quantity of large trees (1 for 1) as recommended by the Southern Nevada Regional Planning Coalition, Regional Plant List. The trees are to be located along the street frontage between the existing attached sidewalk and the proposed fence and gate. With these recommendations, staff can support these requests.

Public Works - Development Review

Waiver of Development Standards #2

Staff has objection to leaving the existing driveway and not reconstructing to a curb return driveway provided that the driveway is upgraded to comply with the Americans with Disabilities Act.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Replace any removed tree for the construction of gates or fences along McLeod Drive with the same quantity of large trees as recommended by the Southern Nevada Regional Planning Coalition, Regional Plant List to be located along the street frontage behind the existing attached sidewalk and in front of the proposed fence;
- Street landscape plan to be reviewed per staff, prior to construction or installation of the proposed fence;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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

- Reconstruct driveways as commercial pan driveways per Uniform Standard Drawings 222.1 and 224 or provide a 5 foot wide concrete sidewalk behind the existing driveways for compliance with the Americans with Disabilities Act (ADA).

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ACG DESIGN

CONTACT: ACG DESIGN, 4310 CAMERON STREET, SUITE 12 A, LAS VEGAS, NV 89103

RECREATIONAL VEHICLE SALES & REPAIR
(TITLE 30)

SAHARA AVE/ATLANTIC ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0561-LD REAL ESTATE, LLC:

USE PERMITS for the following: **1)** recreational vehicle sales; **2)** recreational vehicle repair; **3)** recreational vehicle paint/body shop; and **4)** recreational vehicle wash.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce separations from a residential use; **2)** reduce parking; **3)** allow access to a local street; and **4)** reduce landscaping.

DESIGN REVIEW for a proposed recreational vehicle sales and repair facility on a portion of 14.6 acres in a C-2 (General Commercial) Zone.

Generally located on the south side of Sahara Avenue and the west side of Atlantic Street within Winchester. TS/hw/syp (For possible action)

RELATED INFORMATION:

APNs:

162-12-101-004 through 162-12-101-006; 162-12-101-009 through 162-12-101-010 ptn

USE PERMITS:

1. Permit a recreational vehicle sales facility as a principal use as required per Table 30.44-1.
2. Permit a recreational vehicle repair and maintenance facility as a principal use as required per Table 30.44-1.
3. Permit a recreational vehicle paint and body shop facility as a principal use as required per Table 30.44-1.
4. Permit a recreational vehicle wash facility as an accessory use as required per Table 30.44-1.

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the separation from a recreational vehicle repair facility to a residential use to 91 feet where a minimum of 200 feet is required per Table 30.44-1 (a 55% reduction).
- b. Reduce the separation from a recreational vehicle paint/body shop facility to a residential use to 91 feet where a minimum of 200 feet is required per Table 30.44-1 (a 55% reduction).
- c. Reduce the separation from a recreational vehicle wash facility to a residential use to 91 feet where a minimum of 750 feet is required per Table 30.44-1 (an 88% reduction).

2. Reduce parking to 40 spaces where 67 spaces are required per Table 30.60-1 (a 40% reduction).
3. Allow access to a local street (Atlantic Street) where access is not permitted per Table 30.56-2.
4.
 - a. Reduce parking lot landscaping (trees and finger islands) where parking lot landscaping is required per Figure 30.64-14.
 - b. Permit alternative landscaping (trees and 8 foot non-decorative fence) adjacent to a less intensive use (multiple family residential) along the southern property line where landscaping is required per Figure 30.64-11.

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 2575 E. Sahara Avenue
- Site Acreage: 14.6 (overall acreage)/9.6 (site acreage)/8.1 (owned acreage)/1.5 (leased acreage)
- Project Type: Recreational vehicle sales and repair
- Number of Stories: 2
- Building Height (feet): 33
- Square Feet: 43,768
- Parking Required/Provided: 67/40

Site Plan

The plan depicts an existing recreational vehicle sales and service facility at the southwest corner of Sahara Avenue and Atlantic Street. The plans show that the subject site spans APNs 162-12-101-004 through 162-12-101-006 and APN 162-12-101-010 with a 1.5 acre lease portion of the northeastern side of APN 162-12-101-009 included for a total site area of 9.6 acres. The plans indicate that the existing facility will be demolished, and a new recreational vehicle sales and service facility will be built on the site. The plan shows the new sales and service facility will be a 43,768 square foot building located in the east-central portion of the site. It will be set back 118 feet from Sahara Avenue, 224 feet from Atlantic Street, and 91 feet from the south property line, which is adjacent to an existing multiple family residential use (apartments). The plans show that customer parking will be in 2 lots, with 1 lot to the north of the service building containing 12 parking spaces and another lot to the east of the service building containing 28 parking spaces. Additional customer and employee parking can be found along the southern property line but will be shared with recreational vehicles that are in for service. A total of 40 dedicated automobile parking spaces will be provided where a total of 67 parking spaces are required. The remainder of the lot will consist of recreational vehicle display and parking spaces. These spaces will be located along the property lines and surrounding the central building. A total of 267 recreational vehicle spaces will be provided throughout the site. Access to the site will be provided by 2 commercial driveways, with 1 driveway located centrally on the site along Sahara Avenue and a second driveway located centrally along Atlantic Street. Both driveways will be

gated, with the gate along Sahara Avenue set back 18 feet and the gate along Atlantic Street set back 22 feet. Additionally, since the site is located directly across Sahara Avenue from the jurisdictional boundary with the City of Las Vegas, this application is considered a Project of Regional Significance.

Landscaping

The plans show that landscaping will be provided along both street frontages, along the southern property line, and within portions of the parking lot. Along the entirety of the Sahara Avenue frontage and the northern portion of the property line along Atlantic Street, a 15 foot landscaping strip is provided behind an existing attached 5 foot sidewalk. Along Sahara Avenue, a total of 17 street trees have been provided where 17 trees are required. The provided trees are primarily Shoestring Acacia (*Acacia stenophyllum*) trees spaced every 40 feet on center. Along the northern portion of Atlantic Street, 6 Shoestring Acacia trees are provided every 40 feet in a single row. On the southern portion of Atlantic Street, an intense landscape buffer per Figure 30.34-12 is provided with 25 Turkish Pine (*Pinus brutia*) trees in 2 rows every 10 feet on center in order to screen the service bays that are facing Atlantic Street. Along Sahara Avenue and the northern portion of Atlantic Street, an 8 foot wrought iron fence is located behind the landscaping, while along the southern portion of Atlantic Street an 8 foot chain-link fence is provided behind the landscaping. Within the parking lot, a total of 30 trees have been provided mostly in the northern and eastern portions of the site where a total of 83 parking lot trees are required. The parking lot landscaping is provided in terminating islands and 5 foot to 9 foot landscaping strips. The trees provided are a mix of Shoestring Acacia, Blue Palo Verde (*Cercidium floridum*), and Date Palm (*Phoenix dactylifera*) trees. Along the southern property line, adjacent to a residential use, an 8.5 foot landscaping strip is provided with various shrubs and Mexican Bird of Paradise (*Caesalpinia mexicana*) shrubs planted at regular intervals. An 8 foot chain-link fence is provided along the southern and western property line.

Elevations

The plans depict the central sales and service building as a 29 foot to 33 foot tall tilt-up and metal panel mixed commercial and industrial building. The front 122 feet of the building is commercial in nature and consists of beige painted tilt-up concrete panels with red painted metal accents and a flat roof on the north, east, and west facades of the building. The front portion of the building also contains 24 foot tall red and beige colored metal awnings that extend 48 feet off the building. The rear portion of the building is the service area with the exteriors consisting of beige painted, vertical metal panels with vertical red painted metal accents with a gabled white metal roof. Access to the building is provided by 4 commercial window door systems in the front portion of the building. Two entrances are provided along the front façade and 1 entrance each on the east and west facades. One roll-up door will be provided on both the north and west façade of the building to facilitate the placement of vehicles on the showroom floor, not to provide access to a service bay. The service portion of the building contains 9 beige painted metal roll-up doors on both the west and east facades. The east façade contains an additional white metal roll-up door for loading and unloading. Two additional metal access doors are provided on both the east and west facades and 1 metal access door along the south façade.

Floor Plans

The plans show that the proposed recreational vehicle sales and repair facility is split into 2 main areas with the front 22,251 square feet being the sales portion of the facility and the rear 21,517 square feet being the maintenance and repair portion of the facility. Within the front 22,251 square feet sales area there is a main 6,909 square foot showroom with various sales offices, restrooms, and a customer lounge flanking the showroom. To the south of the showroom, is an office area that contains offices for various managers and departments within the facility along with restrooms, support rooms, and a breakroom. On the east side of the showroom is the customer facing portion of the service functions of the facility. This area contains 1,878 square foot accessory parts sales area and a 711 square foot service reception and lounge area. To the south of the accessory parts sales area is a 4,375 square foot part storage room that connects to both the service area and the sales area. To the south of the sales portion of the building is the service area that is broken down into 3 large rooms. The northern most room is a 14,620 square foot service shop with 6 bays. To the south of the service shop is a 5,346 square foot paint and body shop area with 2 bays, and at the very back of the building is a 2,285 square foot accessory vehicle wash area with 1 bay.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that they propose to demolish the existing buildings on the site and will rebuild with a larger and realigned sales and service building. The applicant also states that the proposed use is in conformance with the Master Plan and has taken into consideration the surrounding uses to design the site. The applicant indicates the site will be fully paved and will use existing access points as much as possible. The reduction in parking should cause no issues as the parking reduction will be made-up by having some vehicle spots share with recreational vehicle spaces. Lastly, the applicant anticipates the proposed fencing should provide a park-like aesthetic, while maintaining visibility and safety.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0709-13	3,408 square foot addition to a vehicle sales and repair	Approved by ZA	October 2013
UC-0946-06	Recreational vehicle sales in conjunction with an existing vehicle sales and repair facility	Approved by PC	August 2006
VC-1020-99	Remodel of an existing vehicle sales facility for an office and vehicle maintenance space	Approved by PC	August 1999
DR-1708-95	Customer service area addition to a vehicle sales facility	Approved by PC	November 1995
VC-629-86	3,900 square foot addition to a vehicle repair facility	Approved by PC	December 1986
AC-064-82	Constructed employee parking lot in conjunction with an existing vehicle sales facility	Approved by PC	June 1982

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	C-V, C-1, & R-1	Knudson Middle School & Las Vegas Italian American Club
South	Urban Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	R-4 & C-2	Multiple family residential & restaurant
East	Corridor Mixed-Use	C-2	Vehicle sales & repair facility
West	Corridor Mixed-Use	C-2	Vehicle sales, vehicle rental, & restaurant

Related Applications

Application Number	Request
TM-23-500119	A tentative map for a 1 lot commercial subdivision (Lazydays subdivision) is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permits

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Overall, the purpose of requiring special use permits for these uses within the C-2 (General Commercial) zone is to assure that higher intensity vehicle related uses fit within the neighborhood and will not negatively impact the surrounding area. Staff finds that the site has previously hosted various vehicle sales and repair facilities in the past, and the surrounding area has several similar facilities in the area that also conduct both repair and maintenance activities on a variety of vehicles. It does not appear that there have been any significant complaints regarding the operation of a similar facility in the past. In addition, staff finds that the design and operation of the proposed vehicle sales and service facility will be an improvement on the previous facility at the site and should enhance the neighborhood with its design and street landscaping. Staff also finds that the proposed use should promote Policy 5.1.5 of the Master Plan, which encourages the reinvestment and redevelopment of declining or vacant properties. With that said, staff has concerns regarding the screening between the new vehicle sales and repair facility and the residential use to the south. Given that this facility is being built from scratch, there should be more done to screen the proposed use from the residential use, even though less screening had previously been provided. While staff finds the uses compatible with the area, staff cannot support these use permits due to staff not being able to support the waivers for the reduced landscaping and buffering.

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 #1a through #1c & #4a

The purpose of requiring a separation from a residential use to higher intensity uses such as certain vehicle repair uses is to assure that the higher intensity uses do not disturb or cause a nuisance to the adjacent residential uses. In addition, if sufficient screening consisting of landscaping and fencing/walls is provided a reduction in the separation to the residential use is usually permissible. With that said, staff finds the provided landscaping and screening is significantly reduced compared to the standard found in Figure 30.64-11 with only an 8 foot chain-link fence and some large shrubs proposed. The proposed 8 foot high chain-link fence along the southern property line; however, is 1 of the only devices being utilized to screen the activity on-site from the residential use to the south. As a result, staff finds that the increased height of the fence is needed to facilitate adequate screening due to the proposed reduced landscaping provided along the southern property line. While this is more than what has been provided in the past, the proposed alternative is not sufficient. Staff understands the constraints that can come with the overheard power lines, but there are several tree species that have been cleared by the Southern Nevada Regional Planning Council to be placed under such overhead wires. Given that the site is essentially being developed from scratch and is quite large, staff finds that the appropriate landscaping and screening could be provided, or the site could have been designed to meet the minimum residential separation requirements. For these reasons, staff cannot support these requests.

Waiver of Development Standards #2

Staff finds that the site is being developed from scratch and is quite large and thus should be able to accommodate the necessary number of parking spaces, as no significant hardship has been shown. With that said, staff can support this waiver given that the number of customers and employees to a recreational vehicle sales lot will usually be less than that of a typical car sales lot. In addition, the applicant has shown through a parking analysis that a maximum of 33 customers could be on-site at any one time, meaning that the provided customer parking is sufficient for the site. Additionally, the applicant has proposed to use 29 recreational vehicle spaces in the rear of the property when not in use for employees, should they be necessary.

Waiver of Development Standards #3

The purpose of requiring a public hearing to allow commercial businesses to access a local street is to assure that the proposed access location can handle the volume of traffic and will not impose any negative impacts on the surrounding area. Staff finds that a similar vehicle sales and repair facility already accesses Atlantic Street just across from the proposed vehicle sales facility, in addition, to a restaurant and a multiple family residential complex to the south. Staff finds that Atlantic Street already experiences a significant amount of commercial level traffic, and while

the proposed point of access is being modified, its essentially in the same location as was previously approved. For these reasons, staff can support this waiver of development standards.

Waiver of Development Standards #4b

The purpose of parking lot landscaping, especially in large commercial developments, is to soften the appearance of the buildings and large swaths of parking lot pavement from the street, but also to provide relief from the heat caused by large expanses of pavement. Staff finds that the landscaping provided is not a sufficient alternative to the required landscaping to reduce potential impacts due to heat, as there are several areas where large expanses of the parking lot are left with no coverage and required trees have been replaced by shrubs or palm trees. In addition, much of the provided alternative landscaping provided is placed in the northern and eastern portions of the site, where it serves the purpose of softening the appearance of the site but leaves large swaths of the proposed parking lot unshaded. In addition, the proposed landscape design calls for a significant reduction in the number of trees required for the proposed lot. For these reasons, staff is not able to support this waiver of development standards.

Design Review

Overall, the development as proposed provides a needed recreational vehicle and repair facility that is compatible with the surrounding development and contributes to an area that has developed around vehicle sales. In addition, the exterior of the building is attractive and would be an enhancement to the neighborhood. Landscaping provided along the street by the development is provided per Code and would enhance the neighborhood, as more street landscaping is provided than surrounding developments. With that said, staff finds that the issues within the parking lot landscaping and the screening and buffering to the residential development to the south are too much to overcome, given that the site is being developed from scratch and can meet the necessary landscaping and screening requirement, given that the appropriate screening was provided to screen the bays from Atlantic Street. In addition, the lack of sufficient parking lot landscaping and the large swaths of pavement can contribute negatively to the heat burden in the area. As a result, staff cannot support the design review, as staff could not support the waivers of development standards.

Staff Recommendation

Approval of waivers of development standards #2 and #3; denial of the use permits, waivers of development standards #1 and #4, and design review.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Provide metal wire mesh screening on all chain-link fencing;
- No outside work or storage nor long term parking of vehicles along the southern property line;

- Trees shall be provided per landscape plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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 4 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0306-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LAZYDAYS RV

CONTACT: LAZYDAYS RV, HOUSTON, 23000 NW LAKE DRIVE, HOUSTON, TX
77095

LAZYDAYS SUBDIVISION
(TITLE 30)

SAHARA AVE/ATLANTIC ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-23-500119-LD REAL ESTATE, LLC:

TENTATIVE MAP consisting of 1 commercial lot on 8.1 acres in a C-2 (General Commercial) Zone.

Generally located on the south side of Sahara Avenue and the west side of Atlantic Street within Winchester. TS/hw/syp (For possible action)

RELATED INFORMATION:

APN:

162-12-101-004 through 162-12-101-006; 162-12-101-010

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 2575 E. Sahara Avenue
- Site Acreage: 8.1 (gross and net)
- Number of Lots/Units: 1 (commercial lot)
- Project Type: Commercial subdivision

The provided tentative map depicts a 1 lot commercial subdivision on the site of an existing recreational vehicle sales and service facility at the southwest corner of Sahara Avenue and Atlantic Street. The lot is shown to be 8.1 acres (gross and net) with the 1.5 acre leased portion of APN 162-12-101-009 that was a part of the associated design review, labeled as "not a part" on this map. The map indicates that the existing facility will be demolished, and a new recreational vehicle sales and service facility will be built on the site. The map shows the new sales and service facility will be a 43,768 square foot building located in the east-central portion of the site. It will be set back 118 feet from Sahara Avenue, 224 feet from Atlantic Street, and 91 feet from the south property line, which is adjacent to an existing multiple family residential use (apartments). The plans show that customer parking will be in 2 lots, with 1 lot to the north of the service building containing 12 parking spaces and another lot to the east of the service building containing 28 parking spaces. The remainder of the lot will consist of recreational vehicle display and parking spaces. These spaces will be located along the property lines and surrounding the central building. A total of 267 recreational vehicle spaces will be provided throughout the site. Access to the site will be provided by 2 commercial driveways, with 1 driveway located centrally on the site along Sahara Avenue and a second driveway located centrally along Atlantic Street.

Landscaping

The plans show that landscaping will be provided along both street frontages, along the southern property line, and within portions of the parking lot. Along the entirety of the Sahara Avenue frontage and the northern portion of the property line along Atlantic Street, a 15 foot landscaping strip is provided behind an existing attached 5 foot sidewalk. Along Sahara Avenue, a total of 17 street trees have been provided where 17 trees are required. The provided trees are primarily Shoestring Acacia (*Acacia stenophyllum*) trees spaced every 40 feet on center. Along the northern portion of Atlantic Street, 6 Shoestring Acacia trees are provided every 40 feet in a single row. On the southern portion of Atlantic Street, an intense landscape buffer per Figure 30.34-12 is provided with 25 Turkish Pine (*Pinus brutia*) trees in 2 rows every 10 feet on center in order to screen the service bays that are facing Atlantic Street. Along Sahara Avenue and the northern portion of Atlantic Street, an 8 foot wrought iron fence is located behind the landscaping, while along the southern portion of Atlantic Street an 8 foot chain-link fence is provided behind the landscaping. Within the parking lot, a total of 30 trees have been provided mostly in the northern and eastern portions of the site where a total of 83 parking lot trees are required. The parking lot landscaping is provided in terminating islands and 5 foot to 9 foot landscaping strips. The trees provided are a mix of Shoestring Acacia, Blue Palo Verde (*Cercidium floridum*), and Date Palm (*Phoenix dactylifera*) trees. Along the southern property line, adjacent to a residential use, an 8.5 foot landscaping strip is provided with various shrubs and Mexican Bird of Paradise (*Caesalpine mexicana*) shrubs planted at regular intervals. An 8 foot chain-link fence is provided along the southern and western property line.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0709-13	3,408 square foot addition to a vehicle sales and repair	Approved by ZA	October 2013
UC-0946-06	Recreational vehicle sales in conjunction with an existing vehicle sales and repair facility	Approved by PC	August 2006
VC-1020-99	Remodel of an existing vehicle sales facility for an office and vehicle maintenance space	Approved by PC	August 1999
DR-1708-95	Customer service area addition to a vehicle sales facility	Approved by PC	November 1995
VC-629-86	3,900 square foot addition to a vehicle repair facility	Approved by PC	December 1986
AC-064-82	Constructed employee parking lot in conjunction with an existing vehicle sales facility	Approved by PC	June 1982

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	C-V, C-1, & R-1	Knudson Middle School & Las Vegas Italian American Club
South	Urban Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	R-4 & C-2	Multiple family residential & restaurant
East	Corridor Mixed-Use	C-2	Vehicle sales & repair facility

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Corridor Mixed-Use	C-2	Vehicle sales, vehicle rental, & restaurant

Related Applications

Application Number	Request
UC-23-0561	A use permit for a recreational vehicle sales and repair facility is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

The proposed tentative map is consistent with the requests of the proposed land use applications, and the request meets the tentative map requirements as outlined in Title 30. 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 Master Plan, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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 a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance.

Comprehensive Planning - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0306-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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APPROVALS:

PROTESTS:

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DRAFT