



Winchester Town Advisory Board

Winchester Dondero Cultural Center

3130 S. McLeod Dr.

Las Vegas, NV 89121

August 13, 2024

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 Secretary Name at Secretary's Phone Number.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at specific Board/Council website.

Board/Council Members: April Mench, Chairperson
 Dorothy Gold, Vice Chairperson
 Judith Siegel
 Cristhian Barneond
 Christopher Hooper

Secretary: Beatriz Martinez, (702) 455-0560, and beatriz.martinez@clarkcountynv.gov
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Beatriz Martinez, (702) 455-0560, and 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 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 July 9, 2024. (For possible action)
- IV. Approval of the Agenda for August 13, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
 - a. Presentation from the Southern Nevada Regional Transportation Commission on the Maryland Parkway Project (for discussion only)
- VI. Planning and Zoning
 - 1. **AR-24-400079 (UC-22-0190)-CIRCUS CIRCUS LV, LLC:**
 - a. **USE PERMITS SECOND APPLICATION FOR REVIEW** for the following: **1)** recreational facility (concerts/events); **2)** live entertainment; **3)** fairground; and **4)** on-premises consumption of alcohol with accessory uses including food, beverage, and retail sales.
 - b. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce separation from live entertainment to a residential use; **2)** reduce parking; **3)** reduce setback from the future right-of-way (Las Vegas Boulevard South); **4)** allow alternative street landscaping and screening; **5)** allow landscaping and structures within the future right-of-way (Las Vegas Boulevard South); and **6)** allow non-standard improvements (landscaping and fences) within the right-of-way (Las Vegas Boulevard South).
 - c. **DESIGN REVIEW** for a recreational facility (concert/event/fairground/live entertainment facility) and all accessory buildings and structures on a portion of 77.4 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Sahara Avenue, west side of Las Vegas Boulevard South, north side of Circus Circus Drive, and the east side of Sammy Davis Jr. Drive within Winchester. TS/tpd/syp (For possible action) **09/04/24 BCC**
 - 2. **UC-24-0367-COUNTY OF CLARK (LV CONV AUTH):**
 - a. **USE PERMITS** for the following: **1)** multi-family dwelling; **2)** allow a mixture of transient and non-transient uses in conjunction with a hotel; and **3)** allow outdoor dining, drinking, and cooking not in conjunction with a primary eating and drinking establishment.
 - b. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase building height; **2)** reduced parking; **3)** reduced EV capable and EV installed parking spaces; **4)** reduced loading spaces; **5)** eliminate open space; **6)** street landscaping; **7)** buffering and screening; and **8)** allow modified driveway design standards.
 - c. **DESIGN REVIEWS** for the following: **1)** multi-family dwelling (tower); **2)** hotel; **3)** shopping center; **4)** entertainment or recreational facilities (theater, amusement ride, and outdoor pool area); **5)** outdoor dining, drinking, and cooking areas; **6)** event plaza; **7)** parking garage; and **8)** all associated and accessory uses, structures, and incidental buildings and structures on 10.0 acres in a CR (Commercial Resort) Zone. Generally located on the east

side of Las Vegas Boulevard South and the south side of Elvis Presley Boulevard within
Winchester. TS/md/syp (For possible action) **09/04/24 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 discussion, action, or vote may be taken on this agenda item. 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: August 27, 2024.

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

July 09, 2024

MINUTES

Board Members: Dorothy Gold – Member – PRESENT April Mench – Member – PRESENT
Judith Siegel – Member – ABSENT Cristhian Barneond – Member – PRESENT
Christopher Hooper – Member – PRESENT

Secretary:
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 Liaison & Michael Huling – Planner. The meeting was called to order at 6:00 p.m.

II. Public Comment: None

III. Approval of the June 25, 2024, Minutes

Moved by: Gold
Action: Approved
Vote: 4-0

IV. Approval of Agenda for July 9, 2024.

Moved by: Gold
Action: Approved
Vote: 4-0

V. Informational Items:

Clark County Comprehensive Planning Title 30/Development Code virtual session will be on Tuesday, July 23, 2024 at 10:30 a.m. and can be found at <https://www.transformclarkcounty.com>.

VI. Planning & Zoning

1. **DR-24-0302-RWLV FUTURE LAND, LLC:**

DESIGN REVIEW for modifications to on-site landscaping, hardscaping, and building façade update in conjunction with an existing resort hotel (Resorts World) on a portion of 86.90 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and the north side of Genting Boulevard within Winchester.

(For possible action)

BCC: 08/07/24

Moved by: Hooper

Action: Approved

Vote: 4-0

2. **UC-24-0300-SAIA GABRIEL GOMES JR REV LIV TR & SAIA GABRIEL GOMES JR TRS:**

USE PERMIT for a recreational facility in conjunction with a cannabis establishment within an existing office/warehouse complex on 14.0 acres in an IL (Industrial Light) Zone. Generally located on the north side of Desert Inn Road and the east side of Highland Drive within Winchester and Paradise. (For possible action)

BCC: 08/07/24

Moved by: Gold

Action: Approved

Vote: 4-0

VII. General Business: None

VIII. Public Comment: None

IX. Next Meeting Date

The next regular meeting will be July 30, 2024.

X. Adjournment

The meeting was adjourned at 6:12 p.m.

App



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-09-618-001, 002, 162-09-511-005 ptn, 162-09-511-004, 001

PROPERTY ADDRESS/ CROSS STREETS: SWC of Sahara at Las Vegas Blvd

Annual Review of AR-23-400102 (UC-22-0190)

NAME: Circus Circus LV LLC
ADDRESS: c/o Circus Circus Hotel & Casino, 2880 S Las Vegas Blvd Attn Shana Gerety
CITY: Las Vegas STATE: NV ZIP CODE: 89109
TELEPHONE: _____ CELL _____ EMAIL: Sgerety@CircusCircus.com

NAME: Circus Circus LV LLC
ADDRESS: c/o Circus Circus Hotel & Casino, 2880 S Las Vegas Blvd Attn Shana Gerety
CITY: Las Vegas STATE: NV ZIP CODE: 89109 REF CONTACT ID # 227612
TELEPHONE: _____ CELL _____ EMAIL: Sgerety@CircusCircus.com

CORRESPONDENT INFORMATION (must match online record)
NAME: Brown, Brown and Premsrirut c/o Lora Dreja
ADDRESS: 520 South Fourth Street
CITY: Las Vegas STATE: NV ZIP CODE: 89101 REF CONTACT ID # 170880
TELEPHONE: (702) 598-1408 CELL _____ EMAIL: Lora@Brownlawlv.com

*Correspondent will receive all communication on submitted application(s).
(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 and 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.

Phil Ruffin 6/17/2024
Property Owner (Signature)* Property Owner (Print) Date

- DEPARTMENT USE ONLY:
- | | | | | | | |
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| <input type="checkbox"/> AC | <input checked="" type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) AR-24-400079 ACCEPTED BY Tyler (tpd)
PC MEETING DATE _____ DATE 6/25/24
BCC MEETING DATE 09/04/2024 FEES \$1,400.00
TAB/CAC LOCATION Winchester DATE 06/13/2024

AR-24-400079
JL

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 89101-6520

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

June 11, 2024

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

**PLANNER
COPY**

RE: Annual Review - Las Vegas Festival Grounds – UC-22-0191 apn 162-09-618-002, 162-09-511-001, 004, 005.

Dear Madam/Sir,

The above-mentioned use permit was approved June 2022 with a condition for an annual review. The first annual review was completed September 2023 with a condition for a second review June 2024. The Notice of Final Action for the most recent review is attached and lists four conditions:

1. **Until June 22, 2024 to review as a public hearing –**
2. **Applicant is advised that they (owner) are responsible to ensure the conditions of approval of UC-22-0190 and all associated applications, including the location of the structures are met and conveyed to event promoters before each Temporary Commercial Event application is submitted to Current Planning; the County is currently rewriting Title 30 and future land use application, including applications for extensions of time, will be reviewed for conformance with the regulation in place at the time of application; a substantial changed in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that 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.**

Four events have been approved since the most recent review in September 2023. The promoters, as lessees, have filed the Temporary Commercial Application (TCP). The property owner requires the event promotor to sign a lease listing the operational parameters the County set in UC-22-0190. Once the lease is executed, the property owner will sign the Title 30 application. Planning Staff also evaluates compliance with conditions of UC-22-0191 prior to issuing the permit. The justification letters/requests are attached to this letter detail how traffic, security, layout noise, curfews, and structural safety are addressed. The approved events were scheduled for October 21-22, 2023 (When We Were Young music festival), November 30 (Private Corporate Event – Amazon), 2023, April 27, 2024 (Sick New World), May 4, 2024 (Lovers and Friends). The April event, Sick New World, was approved for 60,000 attendees. The May event, Lovers and Friends, was not conducted due to weather conditions.

In addition to Comprehensive Planning review, the TCP further mandates a Special Event Permit as reviewed by the Department of Public Works with approval from METRO Police. The Special Event Permit addresses the burden on State Roadways, includes a Traffic Control Plan, determines whether a police presence is required, confirms the event promotor holds insurance, and addresses litter plans, on-site medics, pyrotechnics, food sales and any need for additional county staffing.

3. **30 days to coordinate and execute the Authorization to Enter Property with the City of Las Vegas for the Las Vegas Boulevard South/ Sahara Avenue pedestrian bridge improvement project;** Authorization to Enter Property has been conveyed to the City Parties. A copy is attached to this letter.
4. **Compliance with previous conditions.** The remainder of this letter is copied from the previous (2023) annual filing. This outlines how the conditions of the original approval are currently, and have previously been, satisfied.

The following lists all Conditions of Approval for the underlying use permit and whether/how they can be addressed.

1. **1 year to commence and review as a public hearing.** Completed via AR-23-400102
2. **2 years to review analysis for pedestrian bridges (pedestrian grade separation systems) as depicted in the easement areas on the plan.** This condition is not applicable at this time as the bridge has not been constructed. However, an easement was recorded April 2023. The County requested a, permanent, perpetual and irrevocable easement for construction access, including ingress and egress, reconstruction, repair, use, unimpeded public pedestrian travel, and the maintenance and operations incidental thereto of roadway and pedestrian grade separation improvements, including without limitation the pedestrian bridge structure, escalators, elevator, stairway, walkways and sidewalks, utilities and pedestrian barriers, constructed on Grantor's property. This easement was recorded as document 202304240001169
3. **Apply for all applicable business license permits for each event.** Each event promoter obtains a business license for the event as mandated in the operator's lease.
4. **No soundchecks before 8 a.m.** This condition has been complied with for each event.
5. **Live entertainment limited from 11 a.m. to 11:59 p.m. for music to stop.** The applicant has each promoter sign a lease and agree to this time frame. Each promoter has complied with this stipulation.
6. **Stages to be set back 350 feet from the property line of the residential development (Allure) on the north side of Sahara Avenue.** This condition is outlined in the operator's lease. A site plan demonstrating the position of the stage is required obtain owner's signature on Clark County's TCP application and is subsequently reviewed by Staff.
7. **Main stage to be oriented to the west and southwest of the site.** See above response.
8. **Submit a Temporary Commercial Event (TCP) application for all events.** This requirement is cited in each lease. Promoters have complied with this condition.
9. **A maximum of 12 events per year.**
10. **On-site sales of tickets only at Gate #1 (main entry chute).** This requirement is cited in each lease. The operator has complied with this condition.

11. **Provide bicycle racks or other alternatives for patrons close to entry Gate #1.** Most patrons arrive as pedestrians or via ride share. Some promoters install temporary racks.
12. **No vehicular access onto Las Vegas Boulevard South except for emergency vehicles and emergencies only.** Access is addressed at the Temporary Commercial Permit phase where the Special Event Permit application requires the promoter to submit a traffic control plan for review and signature of METRO Police and Public Works.
13. **All lights shall be shielded.** This lighting design complies with this condition.
14. **Provide "No Event Parking" signs on adjacent residential streets during events.** This requirement is mandated in the lease. Each promoter has followed this mandate. A exhibit of the signage locations is included in the Special Event Permit sample enclosed.
15. **Access to be maintained for all adjacent properties.** The applicant believes access has been maintained. Promoters are required to provide traffic control to the adjacent Hilton Grand Vacation properties. The applicant is not aware of any access problems.
16. **Provide signage to direct pedestrians to, from, and around the site.** This is adhered to for every event. Additionally, concert promoters may provide additional traffic (pedestrian) control personnel.
17. **Provide security for each event to ensure that street performers, vendors, advertisers, and related crowds do not impede pedestrian movement on private property subject to pedestrian access easement and public sidewalks designated as "No Obstructive Use Zones" or on private walkways.** Promoters address security and pedestrian movement in the Special Event Permit which is issued by METRO Police and the County Public Works Department. A sample submittal is enclosed.
18. **Consult a noise consultant before each event and provide an update to Commissioner or designee unless waived by the Commissioner, review after each event to address the issues that arise out of each event including, but not limited to parking, pedestrian/vehicular conflicts, additional pedestrian containment, pedestrian analysis, noise, safety, and security.** A noise contour map outlining parameters for acceptable noise levels is provided as an attachment to this letter. Each promoter agrees to operate within acceptable noise levels noted in the findings.
19. **Provide notices to surrounding residents 30 days before each event such as the Turnberry Towers, Sky, Allure, and other residential areas to be determined that include the time and date of the events, expected attendees, the hours of staging (load-in/load-out), traffic notices of road closures or change in traffic patterns, any special items like fireworks and contact person for each event.** The applicant provides each promoter with contact information for the administrators of each residential tower in order to provide the above information to residents.

- 20. Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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 the application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that 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. This is an advisory condition.**
- 21. Traffic study and compliance.** A traffic study was submitted in November 2022. The Study uses data collected during the Rock in Rio event that hosted more than 60,000 attendees. The upper limit of attendees within the last year was the Lovers and Friends Music Festival in May of 2023 which also sold upwards of 60,000 tickets. The study concludes that the requirements for a Special Event Permit prior to each event is adequate and should be continued. The study also notes that this process allows Public Works to consider lane closures for events exceeding 20,000 attendees.
- 22. Traffic study to include pedestrian analysis and flows.** Please see the Traffic Study submitted November 2022.
- 23. Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.** The property line is at the back of curb on Las Vegas Boulevard. There are no non-standard improvements on Sahara Avenue.
- 24. If required, applicant to submit an Event Traffic Management Plan to Public Works.** The Special Event Permit application is circulated to Public Works. At that time Public Works determines whether a Traffic Management Plan is necessary and works with each promotor to develop and effective plan. For a sample reference; a Clark County Approved traffic management plan is enclosed.
- 25. If required, applicant to obtain Special Event permits from the Las Vegas Metropolitan Police Department.** Each Special Event Permit application is circulated to the Las Vegas Metropolitan Police Department for signature. See the sample form enclosed.
- 26. 30 days to coordinate with Public Works – Design Division and to dedicate any necessary right-of-way and easements for the Las Vegas Boulevard South/Sahara Avenue pedestrian bridge improvement project.** This easement was recorded as Instrument 20230424-0001169.



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-09-703-024

PROPERTY ADDRESS/ CROSS STREETS: Southeast corner of Las Vegas Boulevard at Elvis Presley Boulevard

DETAILED SUMMARY PROJECT DESCRIPTION

Hotel, retail, multifamily in conjunction with a hotel, heliport, outdoor dining, drinking, and cooking, live entertainment, outdoor recreation facility, and associated uses.

PROPERTY OWNER INFORMATION

NAME: County of Clark (LV Convention Authority)
 ADDRESS: 3150 Paradise Road
 CITY: Las Vegas STATE: NV ZIP CODE: 89109
 TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: BPS Partners LLC
 ADDRESS: 4455 Wagon Trail Avenue
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
 TELEPHONE: _____ CELL _____ EMAIL: lmorales@bpspartnersllc.com

CORRESPONDENT INFORMATION (must match online record)

NAME: David Brown, Esq.
 ADDRESS: 520 S. 4th Street, 2nd floor
 CITY: Las Vegas STATE: NV ZIP CODE: 89101 REF CONTACT ID # _____
 TELEPHONE: 702-384-5563 CELL _____ EMAIL: dbrown@brownlawlv.com

*Correspondent will receive all communication on submitted application(s).

(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 and 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.


 Property Owner (Signature)*

ED FINKLER
 Property Owner (Print)

FEB 26 2024
 Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|--------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD* | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
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| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) UC-24-0267

ACCEPTED BY MNO

PC MEETING DATE -

DATE 7/10/24

BCC MEETING DATE 9/4/24 @ 9:00 AM

FEES \$1,800

TAB/CAC LOCATION WINGHESTER

DATE 8/13/24 @ 6:00 PM

LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

520 SOUTH FOURTH STREET

LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563

FACSIMILE (702) 385-1023

EMAIL: dbrown@brownlawlv.com

JAY H. BROWN

DAVID T. BROWN

PUOY K. PREMSRIRUT

July 8, 2024

**PLANNER
COPY**

Clark County Comprehensive Planning
500 S. Grand Central Parkway, 1st Floor
Las Vegas, NV 89106

RE: Justification letter – Design Reviews; Special Use Permits; and Waivers of Development Standards – Mixed Use Development
APN: 162-09-703-024

To Whom It May Concern:

This office represents the “Applicant” in the above referenced matter. The proposed project is on a 10-acre parcel and is located on the southeast corner of Las Vegas Boulevard and Elvis Presley Boulevard. It is more particularly described as APN: 162-09-703-024. The Applicant is proposing a Mixed-Use Development with a multifamily development, a hotel, restaurants, outdoor dining, drinking, and cooking, live entertainment, recreation facilities, an event plaza, a shopping center, and a convention facility. In addition, various use permits, waivers of development standards, and design reviews are included in the request.

The project will be constructed in two phases.

- Phase 1 is the western half of the parcel and will include the shopping center consisting of a variety of retail, restaurant/food & beverage opportunities, a plaza, a pool (recreation facility), a plaza, and a 481.5-foot attraction. Parking will be provided for this phase on site.
- Phase 2 is the eastern half of the parcel and will include a multi-family tower and a hotel tower (both will include a request for long term/short term rentals). In addition, this phase will also include the domed theater and additional plaza area. Additional parking will be provided for this phase on the site.

Special Use Permits:

- **Multi-Family Development**

Applicant proposes to develop a 425-unit multi family residential tower with 162, 1-bedroom units; 201, 2-bedroom units; 54, 3-bedroom units; and 8 penthouse units.

- **Transient and Non-transient Use**

①

Applicant requests a Special Use Permit to allow both transient and non-transient use on the site for the hotel and the multi-family towers. Due to the unique location of this site at the north end of the Strip and directly adjacent to the LVCVA, the site lends itself to both short term and long term stays.

- **Allow Outdoor Dining, Drinking, and Cooking Not in Conjunction With A Primary Eating and Drinking Establishment**

Applicant has not finalized the tenants and due to the unique location on Las Vegas Boulevard would like the flexibility to provide Outdoor Dining, Drinking, and Cooking as a use in upon itself within open areas on the site.

Waiver of Development Standards

- **Increase Height for a Multi-Family Building**

Applicant requests a waiver to allow a 600-foot Multi-family building to be 600-feet where 75-feet is permitted. The proposed tower is consistent and in harmony with the adjacent developments including Resorts World on the west side of Las Vegas Boulevard and the Fontainebleau on the north side of Elvis Presley Boulevard.

- **Reduced Parking**

Applicant proposes 1577 spaces of parking where 3027 spaces are required. This is approximately a 47.9% reduction. In the Las Vegas Visitor Profile Studies published by the LVCVA, the number of visitors that utilize their own vehicles to travel around Las Vegas has been historically around 50%. The number of visitors that rent a car has been consistently low over the last few years. There is also a percentage of visitors that travel between properties with ride share, taxis, bus, shuttle, and a reducing number utilizing the monorail while leaving their personal/rented cars in another garage.

This site is walking distance to the Convention Center and adjacent to an existing Boring Company station that provides access currently to the various halls of the LVCVA and Resorts World. Various tunnels are currently under construction that will further connect customers to other sites. The area being reserved for the Boring Company hub/station on this site will also provide connectivity to the remainder of the Las Vegas Loop in the future.

- **Eliminate Open Space for a Multi-Family Development**

This is a unique multi-family development in that it is on the Strip, provides amenities with the shopping center, the various pools, and the plaza but does not provide traditional open space. The multi-family will not be marketed to traditional

tenants/owners but will be more focused on second homeowners/tenants that want to enjoy the amenities of the Strip and would not have a need for traditional open space. Applicant requests to eliminate the open space requirement where 42,500 square feet would be required.

- **Reduce Number of Loading Spaces**

Applicant is proposing 13 loading spaces on the site where 44 are required. As with most large developments, a dock master will be utilized to schedule deliveries and provide a safe and consistent circulation model. Since the exact make-up of the tenants for the shopping center as well as the hotel and multi-family amenities, a specific plan cannot be generated at this time. The dock master will, as done in other sites such as City Center, ensure that circulation, parking, and pedestrian traffic is not impacted by deliveries to the site.

- **Reduce number of EV Capable and EV Installed Parking Spaces**

Applicant requests to reduce the number of required EV Capable Parking Spaces to 329 spaces where 631 EV capable parking spaces are required. In addition, Applicant requests a reduction in the number of required EV Installed Parking Spaces to 47 spaces where 91 are required. As has been previously noted, the number of visitors that use their own vehicles has been around 50%. Therefore, the need for EV charging will be comparable to the need for overall on-site parking.

- **Reduction in Required Street Landscaping**

Applicant requests to reduce the required street landscaping on Las Vegas Boulevard. The number of required trees will impact visibility to the site as well as create conflicts with pedestrian entrances to the site. In addition, lower vegetation (bushes) have been removed along other portions of Las Vegas Boulevard at the request of Metro for safety purposes. Applicant's request is consistent with other similar developments in the area.

- **Allow Alternative Plant Specifications**

Applicant requests to allow alternative plan specifications where minimum plant specification are per Section 30.04.01D and Table 30.04-1 (minimum plant specifications). Applicant requests 2-inch caliper trees to be installed where a minimum of 3-inch (large) or 2.5-inch (medium) are required.

- **Eliminate Amenity Zone for a Mixed-Use Development**

Applicant requests to eliminate the amenity zone requirements for a mixed-use development. This proposed development is consistent with the development along Las Vegas Boulevard and will provide aesthetically pleasing design and construction. Enhanced landscaping is being provided along Elvis Presley Boulevard but no additional amenities are proposed.

- **Eliminate landscaping adjacent to a less intense use (CR zoning district adjacent to a PF zoning district)**

Applicant requests to eliminate required landscaping adjacent to a less intense use. The property is adjacent to the West Hall of the Las Vegas Convention and Visitor Authority Complex. Directly to the east of the property is a parking lot and a station to the Boring Company connections throughout the complex. This area has traditionally been used for parking and a variety of outdoor displays that include construction equipment, vehicle test areas, and other types of convention related uses. The proposed project will not conflict, nor will it impact the existing uses and events of the LVCVA.

- **Increase the driveway width for Elvis Presley Boulevard western entrance**

Applicant requests a waiver to increase the western driveway width along Elvis Presley Boulevard.

Design Reviews

- **Mixed Use Development**

Applicant is proposing a Mixed-Use Development that consists of a 750 room hotel; a 425-unit multi-family tower, 408,942 square feet of retail/restaurant space; a 106,693 square foot event plaza; recreational facilities in conjunction with a hotel that include a theater, amusement rides, a pool; and a convention facility. This provides a unique opportunity to enhance this section of the Las Vegas Strip and blends in nicely with the existing development.

Sustainability Review

Page A3.1 of the plan set offers an in-depth sustainability review. Applicant provides the point breakdown as well as a description of the building methods to achieve, at a minimum, LEED Silver. Applicant is proposing to meet the 7-point target for each portion of this Mixed Use Development. The proposal calls for Cool Roof, Shade Structures, Assorted Building Features, and Alternative Compliance Features. The Alternative Compliance Features include specific building materials, colors, and finishes that will provide a LEED Silver or greater rating.

A LEED Silver Certification indicates that a project has surpassed the basic LEED requirements. This level reflects significant commitment to environmental stewardship, advanced sustainable practices beyond basic measures, and sustainable building materials that contribute to a reduced carbon footprint and improved indoor environmental quality. In addition, the development will include features such as “daylighting” which minimizes artificial light on-site, low emissivity glass, additional shade features, and floor to floor height greater than 9 feet.

Summary

Applicant is proposing a mixed use, entertainment, shopping, restaurant venue. With the unique design and interesting façade of the shopping center, the 481.5-foot attraction, a domed theater, and two 600-foot towers, the site will be a positive addition to the reimagining of the north end of the Strip.

Although not currently a part of this application, the future Boring Company station and proposed pedestrian bridges will connect this site to an endless number of visitors.

Thank you in advance for your time and consideration of this application. Please feel free to contact me should you need additional information.

Sincerely,

BROWN, BROWN & PREMSRIRUT



David Brown

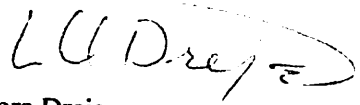
27. **Coordinate with the City of Las Vegas for the Las Vegas Boulevard South/Sahara Avenue pedestrian bridge improvement project.** The property owner granted Authorization to Enter Property via the document attached with this submittal.
28. **Staging shall be prohibited within the right-of-way.** The applicant and promoters have complied with this condition.
29. **No advertising within the right-of-way.** Complied.
30. **Owner acknowledges that the proposed non-standard improvements (landscaping and fencing) are within a portion of the area planned for a 200-foot-wide right-of-way per Title 30 and the Clark County Transportation Element.** Acknowledged in original 2014 approval.
31. **Future Applications, whether individually or cumulatively (including this application), that are demonstrated to have a sufficient traffic impact upon Las Vegas Boulevard South may require the owner, or its successors, to dedicate its proportionate share of all or portions of the planned right-of-way for Las Vegas Boulevard South adjacent to its property according to the requirements of the Clark County Transportation Element and Title 30.** Acknowledged.
32. **Owners or its successors shall remove any non-standard improvements (fences and landscaping) related to this application or any future applications within the planned right-of-way is required at its own expense, in the event dedication of the planned right-of-way is required.** Acknowledged.
33. **Maintain the required width of all access public walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes.** Walkway widths have been constant as established by the previous operator. Please see the pedestrian analysis and recommendations provided within the submitted Traffic Study.
34. **Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.** A fire lane is delineated along the interior perimeter of the site. This lane is maintained and kept clear during each event. This fire lane is also demonstrated and memorialized in the attached traffic management plan.
35. **Applicant is advised that fire/emergency access must comply with the Fire Code as amended.** Acknowledged.

AR-24-400079
JL

LAW OFFICE
Brown, Brown & Premsrut
AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

We look forward to ongoing discussions regarding this matter. Please feel free to contact me should you require additional information or would like to discuss any concerns.

Sincerely,



Lora Dreja
Land Entitlements
Brown Law

Enclosures:

- NOFA AR-23-4000102 (UC-22-0190) September 18, 2023
- Authorization to Enter Property (AEP) Executed November 2, 2023
- Sample of Public Works/METRO Special Event Permit
- Justification letters for Temporary Events held between October 2023 and May 2024

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., AUGUST 13, 2024**

09/04/24 BCC

1. **AR-24-400079 (UC-22-0190)-CIRCUS CIRCUS LV, LLC:**
USE PERMITS SECOND APPLICATION FOR REVIEW for the following: **1)** recreational facility (concerts/events); **2)** live entertainment; **3)** fairground; and **4)** on-premises consumption of alcohol with accessory uses including food, beverage, and retail sales.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce separation from live entertainment to a residential use; **2)** reduce parking; **3)** reduce setback from the future right-of-way (Las Vegas Boulevard South); **4)** allow alternative street landscaping and screening; **5)** allow landscaping and structures within the future right-of-way (Las Vegas Boulevard South); and **6)** allow non-standard improvements (landscaping and fences) within the right-of-way (Las Vegas Boulevard South).
DESIGN REVIEW for a recreational facility (concert/event/fairground/live entertainment facility) and all accessory buildings and structures on a portion of 77.4 acres in a CR (Commercial Resort) Zone. Generally located on the south side of Sahara Avenue, west side of Las Vegas Boulevard South, north side of Circus Circus Drive, and the east side of Sammy Davis Jr. Drive within Winchester. TS/tpd/syp (For possible action)

2. **UC-24-0367-COUNTY OF CLARK (LV CONV AUTH):**
USE PERMITS for the following: **1)** multi-family dwelling; **2)** allow a mixture of transient and non-transient uses in conjunction with a hotel; and **3)** allow outdoor dining, drinking, and cooking not in conjunction with a primary eating and drinking establishment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** reduced parking; **3)** reduced EV capable and EV installed parking spaces; **4)** reduced loading spaces; **5)** eliminate open space; **6)** street landscaping; **7)** buffering and screening; and **8)** allow modified driveway design standards.
DESIGN REVIEWS for the following: **1)** multi-family dwelling (tower); **2)** hotel; **3)** shopping center; **4)** entertainment or recreational facilities (theater, amusement ride, and outdoor pool area); **5)** outdoor dining, drinking, and cooking areas; **6)** event plaza; **7)** parking garage; and **8)** all associated and accessory uses, structures, and incidental buildings and structures on 10.0 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South and the south side of Elvis Presley Boulevard within Winchester. TS/md/syp (For possible action)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-24-400079 (UC-22-0190)-CIRCUS CIRCUS LV, LLC:

USE PERMITS SECOND APPLICATION FOR REVIEW for the following: **1)** recreational facility (concerts/events); **2)** live entertainment; **3)** fairground; and **4)** on-premises consumption of alcohol with accessory uses including food, beverage, and retail sales.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce separation from live entertainment to a residential use; **2)** reduce parking; **3)** reduce setback from the future right-of-way (Las Vegas Boulevard South); **4)** allow alternative street landscaping and screening; **5)** allow landscaping and structures within the future right-of-way (Las Vegas Boulevard South); and **6)** allow non-standard improvements (landscaping and fences) within the right-of-way (Las Vegas Boulevard South).

DESIGN REVIEW for a recreational facility (concert/event/fairground/live entertainment facility) and all accessory buildings and structures on a portion of 77.4 acres in a CR (Commercial Resort) Zone.

Generally located on the south side of Sahara Avenue, west side of Las Vegas Boulevard South, north side of Circus Circus Drive, and the east side of Sammy Davis Jr. Drive within Winchester. TS/tpd/syp (For possible action)

RELATED INFORMATION:

APN:

162-09-511-001; 162-09-511-004 through 162-09-511-005; 162-09-618-001; 162-09-618-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the separation from live entertainment to a residential use north of Sahara Avenue (City of Las Vegas) to 130 feet where 500 feet is required per Table 30.44-1 (a 74% reduction).
2.
 - a. Reduce on-site parking to zero spaces where 4,077 spaces are required per Table 30.60-1 (a 100% reduction).
 - b. Allow off-site parking where all parking is required to be on-site per Section 30.60.020.
3. Reduce the setback for a perimeter fence from the future right-of-way along Las Vegas Boulevard South to zero feet where 10 feet is required per Section 30.56.040 (a 100% reduction).
4.
 - a. Permit alternative landscaping and screening adjacent to Las Vegas Boulevard South where landscaping and screening are required per Figure 30.64-17.
 - b. Permit alternative landscaping and screening adjacent to Sahara Avenue where landscaping and screening are required per Figure 30.64-17.
5. Allow landscaping and structures (fences) within the future right-of-way for Las Vegas Boulevard South where not allowed per Chapter 30.52.

6. Allow non-standard improvements (landscaping and fences) within the right-of-way (Las Vegas Boulevard South) where not allowed per Chapter 30.52.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 311 W. Sahara Avenue, 810 Circus Drive, and 1000 Circus Drive
- Site Acreage: 77.4 (portion)
- Project Type: Recreational facility (concerts/events/fairground/festival lot) with live entertainment and on-premises consumption of alcohol
- Number of Stories: 1
- Building Height (feet): 20 (4 buildings total) (1 administrative and 3 restrooms)
- Square Feet: 2,700 (administrative building)/6,145 to 8,440 (restrooms)
- Parking Required/Provided: 4,077/0

History & Request

The original request was to allow a recreational facility (concert/events/festivals), live entertainment, fairground, and on-premises consumption of alcohol with accessory uses, including food, beverages, and retail uses on the subject site, which is located on the southwest corner of Sahara Avenue and Las Vegas Boulevard South. A review (AR-23-400102) was approved with an added condition for the applicant to come back in 1 year for another review. This review is intended to ensure compliance with both conditions under AR-23-400102 (until June 22, 2024 to review as a public hearing), and UC-22-0190 (2 years to review analysis for pedestrian bridges (pedestrian grade separation systems) as depicted in the easement areas on the plan). The site will be used for a variety of outdoor recreational events such as concerts, festivals, special events, live music, fairground use, food festivals, and sporting events. The multi-use event/festival lot may have typical event attendance ranging from up to 25,000 attendees to events with up to 85,000 attendees and up to 10,000 support staff.

The event site is a large open area, which will include a unique set-up to accommodate each individual event. Permanent structures include an administrative building and 3 restroom buildings. The administrative building is located on the south side of Sahara Avenue, and the 3 restroom buildings are distributed around the site. Two restroom buildings are located on the north side of the event parcel, and the other restroom building is located on the southeast portion of the event site.

The north, east, and west property lines for the event site are enclosed with an 8 foot high fence made of 6 inch steel tubes. There are pedestrian access gates along Las Vegas Boulevard South, Sahara Avenue, and on the northwest side south of Southbridge Lane. All the pedestrian access gates along Las Vegas Boulevard South are set back 50 feet from the 20 foot wide pedestrian access easement/sidewalk to provide adequate area for queuing. The access gate to the north,

adjacent to the bus stop and turn-out area along Las Vegas Boulevard South, are located slightly south of the bus stop turn-out area to provide adequate area for pedestrian circulation/movement, boarding of buses and to reduce conflicts with access to the event gate/queuing area.

A bus turn-out to accommodate two, 60 foot long buses, and 2 bus shelters are depicted on the northeast corner of the event site along Las Vegas Boulevard South. A bus turn-out to accommodate 1 bus and shelter is shown on the north side of the event site along Sahara Avenue. Two easement areas (north/south and east/west) for future pedestrian grade separation structures (bridges) are shown on the northeast corner of Las Vegas Boulevard South and Sahara Avenue. Primary waste/trash removal will be facilitated by using underground trash collection stations located around the site.

Landscaping

Previously approved landscaping includes a 10 foot wide landscape area and a detached 20 foot wide pedestrian access easement/sidewalk along the Las Vegas Boulevard South frontage. A 10 foot wide landscape area with an attached 10 foot wide sidewalk is located along the Sahara Avenue frontage. A small area adjacent to the administration building shows a 25 foot wide landscape area adjacent to the 10 foot wide sidewalk along Sahara Avenue. Additionally, 10 foot wide landscape areas are provided along Southbridge Lane and Circus Drive with 5 foot wide sidewalks.

Elevations

Three property lines (north, east, and west) of the event site were previously approved to be enclosed by an 8 foot high perimeter fence constructed of 6 inch steel tubes. The fence and decorative gates are painted white with 6 inch decorative metal columns on each side of the gate. There is an existing 8 foot high CMU and wrought iron fence along the south property line. All buildings have a similar height of 20 feet and are constructed of concrete masonry units in several colors and decorative metal panels. Shielded pole mounted lighting is approximately 30 feet high along the perimeter of the event site and on the pick-up/drop-off areas, as well as along the interior pedestrian route connecting the event site and the taxi/shuttle area. A variety of temporary structures will be used for the different events consisting of, but not limited to tents, stages, booths, bleachers, amusement and carnival rides, seating structures, and vending machines.

Floor Plans

The previously approved 3 restroom buildings are 6,145 square feet, 7,589 square feet, and 8,440 square feet respectively. The administration building is 2,700 square feet with 2 roll-up doors. The remainder of the facility will use temporary structures for stages, set-up, seating structures, vending, and amusement rides, which will allow a variety of events.

Signage

No changes were proposed for the existing on-premises signage as part of the previous application, and temporary sign packages for each event will be reviewed in conjunction with temporary commercial event applications.

Previous Conditions of Approval

Listed below are the approved conditions for AR-23-400102 (UC-22-0190):

Comprehensive Planning

- Until June 22, 2024 to review as a public hearing.
- Applicant is advised that they (owner) are responsible to ensure the conditions of approval of UC-22-0190 and all associated applications, including the location of the structures, are met and conveyed to the event promoters before each Temporary Commercial Event application is submitted to Current Planning; 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 and application for review; and that 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.

Public Works - Development Review

- 30 days to coordinate and execute the Authorization to Enter Property with the City of Las Vegas for the Las Vegas Boulevard South/Sahara Avenue pedestrian bridge improvement project;
- Compliance with previous conditions.

Listed below are the approved conditions for UC-22-0190:

Current Planning

- 1 year to commence and review as a public hearing;
- 2 years to review analysis for pedestrian bridges (pedestrian grade separation systems) as depicted in the easement areas on the plan;
- Apply for all applicable business license permits for each event;
- No soundchecks before 8:00 a.m.;
- Live entertainment limited from 11:00 a.m. to 11:59 p.m. for music to stop;
- Stages to be set back 350 feet from the property line of the residential development (Allure) on the north side of Sahara Avenue;
- Main stage to be oriented to the west and southwest of the site;
- Submit a Temporary Commercial Event (TC) application for all events;
- A maximum of 12 events per year;
- On-site sales of tickets only at Gate #1 (main entry chute);
- Provide bicycle racks or other alternatives for patrons close to entry Gate #1;
- No vehicular access onto Las Vegas Boulevard South except for emergency vehicles and emergencies only;
- All lights shall be shielded;
- Provide "No Event Parking" signs on adjacent residential streets during events;
- Access to be maintained for all adjacent properties;
- Provide signage to direct pedestrians to, from, and around the site;
- Provide security for each event to ensure that street performers, vendors, advertisers, and related crowds do not impede pedestrian movement on private property subject to

pedestrian access easement and public sidewalks designated as “No Obstructive Use Zones” or on private walkways;

- Consult a noise consultant before each event and provide an update to Commissioner or designee unless waived by the Commissioner, review after each event to address the issues that arise during each event including, but not limited to parking, pedestrian/vehicular conflicts, additional pedestrian containment, pedestrian analysis, noise, safety, and security;
- Provide notices to surrounding residents 30 days before each event such as the Turnberry Towers, Sky, Allure, and other residential areas to be determined that include the time and date of the events, expected attendees, the hours of staging (load-in/load-out), traffic notices of road closures or change in traffic patterns, any special items like fireworks and contact person for each event.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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 and application for review; and that 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.

Public Works - Development Review

- Traffic study and compliance;
- Traffic study to include pedestrian analysis and flows;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- If required, applicant to submit an Event Traffic Management Plan to Public Works;
- If required, applicant to obtain Special Event permits from the Las Vegas Metropolitan Police Department;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Las Vegas Boulevard South/Sahara Avenue pedestrian bridge improvement project;
- Coordinate with the City of Las Vegas for the Las Vegas Boulevard South/Sahara Avenue pedestrian bridge improvement project;
- Staging shall be prohibited within the right-of-way;
- No advertising within the right-of-way;
- Owner acknowledges that the proposed non-standard improvements (landscaping and fencing) are within a portion of the area planned for a 200 foot wide right-of-way per Title 30 and the Clark County Transportation Element;
- Future applications, whether individually or cumulatively (including this application), that are demonstrated to have a sufficient traffic impact upon Las Vegas Boulevard South may require the owner, or its successors, to dedicate its proportionate share of all or portions of the planned right-of-way for Las Vegas Boulevard South adjacent to its property according to the requirements of the Clark County Transportation Element and Title 30;

- Owners or its successors shall remove any non-standard improvements (fences and landscaping) related to this application or any future applications within the planned right-of-way at its own expense, in the event dedication of the planned right-of-way is required;
- Maintain the required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Applicant's Justification

The applicant states that UC-22-0190 was approved with the condition of a 1 year review. The first annual review was completed in September of 2023 (AR-23-400102) and conditioned another 1 year review. Furthermore, a condition of approval was 2 years to review analysis for pedestrian bridges as depicted in the easement areas on the plan. This condition is not applicable because the bridge has not been constructed, but an easement was recorded April 2023. Since the most recent review, 4 special events have been approved through Comprehensive Planning. These special events are also reviewed by Public Works and the Las Vegas Metropolitan Police Department to ensure compliance with previous approval conditions. The special event submittals address burdens on state roadways, traffic control measures, proof of insurance, litter management, on-site medics, pyrotechnics, food sales, and any other additional concerns.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-23-400102 (UC-22-0190)	Application for review for an approved recreational facility	Approved by BCC	September 2023
UC-22-0190	Multiple use permits, waivers, and design reviews for a recreational facility and on-premises consumption of alcohol in conjunction with temporary outdoor commercial events	Approved by BCC	June 2022
WC-18-400170 (UC-0228-14)	Modified the hours for live entertainment to allow music to begin at 11:00 a.m. - expired	Approved by BCC	September 2018
UC-0228-14 (AR-0092-17)	Reviewed the analysis for pedestrian bridges related to the recreational facility and fairground - expired	Approved by BCC	September 2017
UC-0228-14 (AR-0038-15)	Reviewed the recreational facility and fairground - expired	Approved by BCC	August 2015
UC-0228-14	Recreational facility (concerts/events) - expired	Approved by BCC	July 2014

Many other land use applications were approved for the site; however, these applications are the most relevant.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Incorporated	C-1	City of Las Vegas
South	Entertainment Mixed-Use	CR	Circus Circus Hotel & Casino
East	Entertainment Mixed-Use	CR	Sahara Hotel & Casino, undeveloped, & Fontainebleau Resort Hotel
West	Business Employment	IL	Industrial complex

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

There are currently no active Code enforcement cases against the property, nor have there been any since the approval of UC-22-0190 and AR-23-400102. Staff believes that the applicant has worked to address all of the conditions for the approved application (UC-22-0190) and the previous review (AR-23-400102). There have been several special events approved for this site since the previous review. It is for this continued adherence to conditions of approval that staff can support this request.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this application for review.

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

- Remove the time limit.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: SHANA GERETY

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

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0367-COUNTY OF CLARK (LV CONV AUTH):

USE PERMITS for the following: **1)** multi-family dwelling; **2)** allow a mixture of transient and non-transient uses in conjunction with a hotel; and **3)** allow outdoor dining, drinking, and cooking not in conjunction with a primary eating and drinking establishment.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** reduced parking; **3)** reduced EV capable and EV installed parking spaces; **4)** reduced loading spaces; **5)** eliminate open space; **6)** street landscaping; **7)** buffering and screening; and **8)** allow modified driveway design standards.

DESIGN REVIEWS for the following: **1)** multi-family dwelling (tower); **2)** hotel; **3)** shopping center; **4)** entertainment or recreational facilities (theater, amusement ride, and outdoor pool area); **5)** outdoor dining, drinking, and cooking areas; **6)** event plaza; **7)** parking garage; and **8)** all associated and accessory uses, structures, and incidental buildings and structures on 10.0 acres in a CR (Commercial Resort) Zone.

Generally located on the east side of Las Vegas Boulevard South and the south side of Elvis Presley Boulevard within Winchester. TS/md/syp (For possible action)

RELATED INFORMATION:

APN:

162-09-703-024

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height (multi-family tower) to 600 feet where a maximum height of 75 feet is permitted per Section 30.02.11 (a 700% increase).
2. Reduce parking to 1,577 parking spaces where 3,185 parking spaces are required per Section 30.04.04D and Table 30.04-2 (a 50.4% reduction).
3.
 - a. Reduce EV capable parking to 320 parking spaces where 647 parking spaces are required per Section 30.04.04H and Table 30.04-5 (a 50.6% reduction).
 - b. Reduce EV installed parking to 47 parking spaces where 96 parking spaces are required per Section 30.04.04H and Table 30.04-5 (a 51.1% reduction).
4. Reduce the number of loading spaces to 13 spaces where 44 spaces are required per Section 30.04.04I and Table 30.04-7 (a 70.1% reduction).
5. Eliminate the required open space for a multi-family dwelling (multi-family tower) where 42,500 square feet of open space is required per Section 30.02.11 (a 100% reduction).
6.
 - a. Allow alternative street landscaping along Las Vegas Boulevard South where a minimum 15 foot wide area, measured from back-of-curb, consisting of 2 landscape strips, 5 feet wide on each side of a 5 foot wide sidewalk shall be provided per Section 30.04.01D.

- b. Reduce street landscaping (Las Vegas Boulevard South) where 1 large tree and 3 shrubs shall be provided every 30 linear feet of street frontage per Section 30.04.01D.
 - c. Reduce street landscaping (Elvis Presley Boulevard) where 1 large tree and 3 shrubs shall be provided every 30 linear feet of street frontage per Section 30.04.01D.
 - d. Allow alternative plant specifications (2 inch caliper small trees) where a minimum of 3 inch caliper large trees are required per Section 30.04.01D and Table 30.04-1.
 - e. Eliminate attached sidewalk landscaping along a portion of Elvis Presley Boulevard where a 10 foot wide minimum landscape strip shall be provided when an attached sidewalk is allowed to remain per Section 30.04.01D.
7. Allow a single row of Evergreen trees along the east property line where buffers require a double row of Evergreen trees with each row planted off-set from one another when a commercial district is adjacent to a P-F district and where required per Section 30.04.02.
 8. Increase the width of a commercial driveway along Elvis Presley Boulevard to 41 feet where a maximum width of 40 feet is allowed per Uniform Standard Drawing 222.1 (a 2.5% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10
- Project Type: Mixed-use development
- Number of Units/Rooms/Seats: 425 (multi-family)/750 (hotel)/3,310 (theater)
- Density (du/ac): 42.5
- Number of Stories: 44 (multi-family and hotel)/4 (shopping center)
- Building Height (feet): 600 (multi-family tower)/600 (hotel)/482 (amusement ride)/140 (theater)/94 (retail and restaurants/shopping center)
- Square Feet: 626,988 (multi-family)/557,795 (hotel)/8,081 (amusement ride)/106,850 (theater)/408,942 (retail and restaurants/shopping center)/748,236 (parking garage)/106,693 (event plaza/outdoor recreational space)/ 5,700 and 4,275 (pool areas)/ 39,496 (outdoor dining, drinking, and cooking)
- Open Space Required/Provided: 42,500/0
- Parking Required/Provided: 3,185/1,577
- Sustainability Required/Provided: 7/3.5 (multi-family); 7/3(hotel); 7/3(shopping center); 7/2(theater)*

*Applicant is proposing alternative compliance with the sustainability measures by achieving a LEED Silver certification for the development.

Site Plans

This is a Project of Regional Significance as defined by Title 30 as the proposed development exceeds 6,250 average daily vehicle trips and is located within one-half mile of a local government's jurisdiction (City of Las Vegas). The plans depict a proposed development consisting of the following: 1) 44 story multi-family dwelling (tower) consisting of 425 units at 42.5 dwelling units per acre; 2) 44 story hotel consisting of 750 rooms; 3) theater consisting of 3,310 seats; 4) shopping center with retail and restaurant uses including outside dining, drinking and cooking; 5) amusement ride; 6) outdoor recreational facility consisting of a pool, 7) parking garage including 2 subterranean levels; and 8) an event plaza.

The development is located at the southeast corner of Las Vegas Boulevard and Elvis Presley Boulevard, immediately south of the Fontainebleau Resort Hotel and is designed with the following setbacks: 1) 20 feet from the west (front) property line adjacent to Las Vegas Boulevard South; 2) 20 feet from the north (side street) property line along Elvis Presley Boulevard; 3) 40 feet from the south property line (side interior); and 4) 30 feet from the rear property line, adjacent to the Las Vegas Convention and Visitors Authority facility. The development will be divided into 2 phases with Phase 1, located on the western 5 acres of the site, consisting of a shopping center, recreational facility with a pool, amusement ride, event plaza, and a 2 level subterranean parking garage. The event plaza/outdoor recreational space is located above the parking garage level and with primary access granted from Las Vegas Boulevard South via 2 escalators and staircases. Retail uses, including restaurants with outdoor dining, drinking, and cooking, are located at the north and south portions of Phase 1. An outdoor recreation facility, consisting of a pool measuring 5,700 square feet, is also located at the north portion of Phase 1 adjacent to the retail areas. A rooftop outdoor dining, drinking, and cooking area is located to the west of the southern retail area in Phase 1 of the development.

Phase 2, located on the eastern 5 acres of the site, consists of a multi-family dwelling (tower) with an outdoor pool (4,275 square feet), hotel with an outdoor pool (5,700 square feet), 3,310 seat theater, event plaza, and multiple level parking garage. The multi-family dwelling (tower) is located at the northeast corner of the site and the hotel is located 88 feet to the west of the multi-family dwelling. The applicant is requesting a use permit to allow a mixture of transient and non-transient uses in conjunction with the hotel. However, in the event a portion or the entirety of the multi-family dwelling (tower) will be utilized as a hotel, the use permit request for transient and non-transient uses will also extend to this building. The theater is located at the southwest corner of the site.

The proposed development requires 3,185 parking spaces where 1,577 parking spaces are provided, necessitating a waiver of development standards. Ninety-six EV Installed parking spaces are required where 47 EV-Installed parking spaces are provided, requiring a waiver to reduce the number of spaces. Furthermore, 647 EV-Capable parking spaces are required where 320 parking spaces are provided, also necessitating a waiver. A waiver is also required to reduce the number of loading spaces for the development to 13 spaces. Access to the project site is granted via a commercial driveway (southwest corner of site) along Las Vegas Boulevard South and a driveway (northeast corner of site) along Elvis Presley Boulevard. A waiver of development standards is required to increase the width of a commercial driveway along Elvis

Presley Boulevard to 41 feet. There is an area reserved for the Boring Company hub/station located at the northwest corner of the project site.

Landscaping

The plans depict street landscape area along Las Vegas Boulevard South measuring 17 feet, 10 inches in width consisting of the following: 1) a detached sidewalk measuring 6 feet, 9 inches in width; and 2) a street landscape area measuring 11 feet, 1 inch in width. The detached sidewalk is located immediately adjacent to the street landscape area. A waiver of development standards is required as a second 5 foot wide landscape strip is not provided adjacent to the east side of the detached sidewalk. Immediately to the west of the street landscape area along Las Vegas Boulevard South is an existing attached sidewalk measuring 18 feet in width. Eight trees are provided where 22 trees are required, necessitating a waiver of development standards to reduce street landscaping. A street landscape area along Elvis Presley Boulevard, measuring 22 feet, 2 inches in width is located behind an existing 6 foot wide attached sidewalk. Eighteen trees are provided where 22 trees are required which also requires a waiver to reduce street landscaping. Two small 2-inch caliper trees (strawberry) are planted at the northeast corner of the site, adjacent to the west side of the commercial driveway along Las Vegas Boulevard South, requiring a waiver.

No street landscaping is provided for a small portion of the site, located at the northwest corner of the site, along Elvis Presley Boulevard. A concrete walkway with enhanced paving is provided in lieu of the landscaping within this area. A single row of evergreen trees are provided along the east property line where a double row of evergreen trees are required, necessitating a waiver of development standards. An 8 foot tall decorative block wall will be constructed along the east property line.

Elevations

Below is a table reflecting the height and materials for each building:

Building:	Height
Hotel	600
Multi-family (tower)*	600
Theater	140
Amusement ride	482
Shopping center	94

*A waiver of development standards is required to increase the building height for the multi-family dwelling.

The hotel and multi-family dwelling (tower) measure up to 600 feet in height. The hotel and multi-family dwelling are constructed of transparent glass the will be non-reflective. The theater, designed in the shape of a sphere, measures up to 140 feet in height. The exterior of the theater predominantly consists of canopy finished metal panels with decorative perforated metal panels to provide contrast between the building materials. LED panels will be installed on exterior circumference of the theater. The amusement ride measures 482 feet in height and is designed as a lattice type structure, except for the base that resembles a pineapple. The top of the

amusement ride is designed in the shape of a drinking glass. The shopping center measures up to 94 feet in height with varying rooflines. The exterior of the building consists of glass, masonry (brick), decorative metal panels, stone and stucco. The shopping center will be painted with neutral, earth tone colors.

Floor Plans

Below is a table reflecting the building area for each structure:

Land Uses	
Hotel	
Rooms	750
Square feet	557,795
Multi-family (tower)	
Dwelling Units	425
Shopping center	
Square feet	408,942
Theater	
Seats	3,310
Square feet	106,850
Parking garage	
Square feet	748,236
Amusement ride	
Square feet	8,081
Event plaza	
Square feet	106,693

Four levels of parking are located below the theater and 2 levels of parking are located below the hotel and multi-family dwelling. The shopping center consists of 4 levels, with the first 3 floors dedicated to retail and the fourth level dedicated to restaurant uses. An outdoor recreation facility, consisting of a pool measuring 5,700 square feet, is located at the north portion of Phase 1 adjacent to the retail areas. Outdoor dining, drinking, and cooking is also proposed at this location. The retail building (Phase 1) located at the southwest corner of the site features a fifth and sixth level, consisting of an outdoor terrace dedicated to outdoor dining, drinking, and cooking.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the height of the proposed tower is consistent and in harmony with the adjacent developments including Resorts World on the west side of Las Vegas Boulevard South and the Fontainebleau on the north side of Elvis Presley Boulevard. In the Las Vegas Visitor Profile Studies published by the LVCVA, the number of visitors that utilize their own vehicles to travel around Las Vegas has been historically around 50 percent. The number of visitors that rent a car has been consistently low over the last few years. There is also a percentage of visitors that travel between properties with ride share, taxis, bus, shuttle, and a reducing number utilizing the

monorail while leaving their personal/rented cars in another garage. This site is walking distance to the Convention Center and adjacent to an existing Boring Company station that provides access currently to the various halls of the LVCVA and Resorts World. This is a unique multi-family development in that it is on the Strip, provides amenities with the shopping center, the various pools, and the plaza but does not provide traditional open space. The multi-family will not be marketed to traditional tenants/owners but will be more focused on second homeowners/tenants that want to enjoy the amenities of the Strip and would not have a need for traditional open space. As with most large developments, a dock master will be utilized to schedule deliveries and provide a safe and consistent circulation model. Since the exact make-up of the tenants for the shopping center as well as the hotel and multi-family amenities, a specific plan cannot be generated at this time. The dock master will, as done in other sites such as City Center, ensure that circulation, parking, and pedestrian traffic is not impacted by deliveries to the site. Therefore, the need for EV charging will be comparable to the need for overall on-site parking. The number of required trees will impact visibility to the site as well as create conflicts with pedestrian entrances to the site. In addition, lower vegetation (bushes) have been removed along other portions of Las Vegas Boulevard at the request of Metro for safety purposes. Directly to the east of the property is the West Hall of the LVCVA Complex, a parking lot and a station to the Boring Company connections throughout the complex. The proposed project will not conflict, nor will it impact the existing uses and events of the LVCVA. The development proposal calls for Cool Roof, Shade Structures, Assorted Building Features, and Alternative Compliance Features. The Alternative Compliance Features include specific building materials, colors, and finishes that will provide a LEED Silver or greater rating.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-23-500180	1 lot commercial subdivision	Approved by PC	February 2024
UC-23-0126	Monorail	Approved by BCC	May 2023
ZC-22-0126	Reclassified from a P-F to an H-1 zoning	Approved by BCC	May 2022
UC-20-0546	Monorail	Approved by BCC	October 2021
DR-20-0261	Underground people mover system connecting the Las Vegas Convention Center to Resorts World Resort Hotel	Approved by BCC	August 2020
DR-19-0429	Underground people mover system at the Las Vegas Convention Center with both below grade and surface level stations	Approved by BCC	July 2019
ADR-19-000879	Modifications to the previously approved underground people mover system at the Las Vegas Convention Center, which included moving stations and changing the entrance structures for stations	Approved by ZA	January 2020

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0343	Convention facility/exposition hall; a public/quasi public building and facility with accessory commercial uses; and outdoor live entertainment	Approved by BCC	July 2018
ZC-0863-15	Reclassified from H-1 to P-F zoning	Approved by BCC	February 2016

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Fontainebleau resort hotel
South	Entertainment Mixed-Use	CR	Undeveloped
East	Entertainment Mixed-Use	P-F	Convention center
West	Entertainment Mixed-Use	CR	Resorts World resort hotel & restaurant

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Use Permits

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Use Permit #1

Multiple family residential developments require the approval of a use permit in the CR zoning district to permit the use and demonstrate the development is appropriate for the given location. The proposed development complies with Goal 1.1 of the Master Plan that encourages opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities. Per the Master Plan, multiple family residential uses are encouraged as a supporting use in the Entertainment Mixed-Use category to support the expansion of housing options within close proximity of services, amenities, and jobs. Therefore, staff recommends approval.

Use Permits #2 & #3

The Entertainment Mixed-Use category encourages a mix of retail, entertainment, gaming, lodging, and other tourist-oriented services. The purpose of the H-1 zoning district is to accommodate the development of gaming enterprises, tourist and commercial activity, and mixed-use development, and to prevent uses incompatible with gaming enterprises and resort development. Policy 5.1.3 of the Master Plan emphasizes tourism, conventions, trade shows,

and gaming as one of the region's economic pillars. Retail uses and restaurants with outdoor dining drinking, and cooking are common amenities associated with both gaming and non-gaming hotels located within the Resort Corridor. Staff finds the proposed uses comply with the aforementioned policy from the Master Plan and should not have a negative or detrimental impact on the surrounding land uses or properties.

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

Policy 6.2.1 of the Master Plan aims to ensure the design and intensity of new development is compatible with the surrounding area and uses in terms of height, scale, and the overall mix of uses. The requested height increase to the multi-family dwelling (tower) is similar to, and consistent with, other resort hotel requests that have been approved within the immediate area. Therefore, staff recommends approval of this request.

Waivers of Development Standards #2 & #3

The intent of the parking requirements is to establish regulations for the provision of safe and efficient parking facilities in amounts sufficient to meet existing and/or proposed land uses in unincorporated Clark County. The applicant states that a Visitor Profile study, previously published by the LVCVA, states the number of visitors utilizing their own vehicles to travel around Clark County has historically been around 50 percent. Visitors and residents of the development may utilize alternative modes of transportation such as ride-share programs, taxis, and public transit thereby reducing the demand for parking spaces. Therefore, staff recommends approval.

Waiver of Development Standards #4

Staff finds the reduction to the number of loading spaces should have minimal to no impact on the proposed development. The loading spaces are located within the interior of the development, adjacent to loading docks and receiving areas. The proposed number of loading spaces should adequately serve the development; therefore, staff recommends approval.

Waiver of Development Standards #5

Staff typically does not support requests to eliminate the open space requirement for multi-family developments. However, the applicant has provided an event plaza/outdoor recreational space measuring 106,693 square feet in area, in lieu of the required open space. The event plaza will be the entire development once both phases are complete; therefore, staff recommends approval.

Waivers of Development Standards #6 & #7

Staff does not object to the alternative and reduced landscaping along Las Vegas Boulevard South and Elvis Presley Boulevard. The proposed street landscaping is compatible with other developed properties along Las Vegas Boulevard South, and the Fontainebleau resort hotel immediately to the north. Staff typically does not support reducing landscape buffers adjacent to less intensive uses. The reduced landscaping consists of a single-row of evergreen trees along the east property line. However, the adjacent use along the east property line consists of a large parking lot and convention facilities, which essentially function as a commercial development. Staff finds the reduced landscaping should have minimal to no impact on the existing conventions facilities; therefore, recommends approval of this request.

Design Reviews #1 through #6

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Although the proposed development is not resort hotel since there is not any gaming, it is similar to a resort hotel regarding the numerous amenities attracting tourists. The proposed design of the hotel, multi-family dwelling (tower) and associated commercial uses consist of a contemporary design that is architecturally diverse, which is appropriate for the surrounding area. A multitude of commercial uses are provided in conjunction with the proposed hotel and multi-family dwelling including, but not limited to, retail uses, restaurants, theater, and an amusement ride. The proposed uses comply with policy WP-1.1 of the Master Plan that encourages a diversity of land uses along major corridors as densities that support pedestrian activity and transit use, especially along Las Vegas Boulevard South. Staff finds the proposed development is appropriate for the area, is compatible with the surrounding land uses, and complies with the goals and policies from the Comprehensive Master Plan; therefore, recommends approval.

Public Works - Development Review

Waiver of Development Standards #8

Staff has no objection to the increase width of the westernmost commercial driveway on Elvis Presley Boulevard. The increase width will allow vehicles to safely exit the right-of-way.

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

- Prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County;
- Prior to the issuance of building and grading permits, enter into a Performance Agreement with Clark County which includes a Decommissioning Plan specifying the actions to be taken by the Developer or County in the event construction of the project is stopped or abandoned;
- Bond or other form of financial security, acceptable to Clark County, shall be provided with the Performance Agreement as security of the full and complete fulfillment of the decommissioning actions identified in the Decommissioning Plan.
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised that a tree-fee in lieu shall be paid to the County for each street tree waived; approval of this application does not constitute or imply approval of a liquor license or any other County issued permit, license or approval; within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Coordinate with Public Works for the pedestrian bridge and if required execute an agreement.
- No advertising on pedestrian bridge.
- Allow the following permits prior to approval of off-site permits: all demolition, grading, including underground utilities, dewatering, foundation, and structural first lift with foundation;
- Coordinate with Public Works - Directors Office for any improvements on Las Vegas Boulevard South.
- Maintain the required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes;
- Applicant is advised that off-site improvement permits may be required.

Department of Aviation

- Applicant may be required to file Federal Aviation Administration (FAA) Form 7480-1, "Notice of Landing Area Proposal" with the FAA, per 14 CFR Part 157;

- Applicant must comply with heliport conditions described in 30.03.06B5. "Heliport" of the Code, and any applicable conditions resulting from FAA approval.
- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that all helicopter noise complaints and inquiries regarding operations from this facility will be forwarded to the operator of this heliport; the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0109-2024 to obtain your POC exhibit; that flow contributions exceeding CCWRD estimates may require another POC analysis; and that the proposed development is anticipated to generate significant wastewater flows, which would require the following: the Developer is to install a wastewater meter to monitor the flows; the Developer is to ensure that all wastewater flows are routed to one discharge location from the site to flow through the wastewater meter under desirable hydraulic conditions (i.e., minimize bends from the upstream manhole); and wastewater meter monthly fees shall be billed to the facility.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: BPS PARTNERS LLC

CONTACT: DAVID BROWN, DAVID BROWN ESQ., 520 S. FOURTH STREET, 2ND FLOOR, LAS VEGAS, NV 89101

DRAFT