

RESORT HOTEL
(TITLE 30)

LAS VEGAS BLVD S/HARMON AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0518-POLV, LLC:

USE PERMITS for the following: **1)** high impact project; **2)** resort hotel; **3)** public areas including the casino, showrooms, theater, live entertainment, retail, indoor and outdoor dining and drinking, offices, conventions, and parking structure; **4)** associated accessory and incidental commercial uses, buildings, and structures including retail areas, dining, theater, spa and fitness center, wedding chapel, vehicle (automobile) sales, and convention facilities; **5)** kitchens within guest rooms; and **6)** deviations as depicted per plans on file.

DEVIATIONS for the following: **1)** increased building height; **2)** reduce height/setback ratio; **3)** encroachment into airspace; **4)** reduced parking; **5)** reduced loading spaces; **6)** alternative landscaping and pedestrian realm; **7)** permit tandem parking spaces; and **8)** all other deviations as depicted per plans on file.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setback; and **2)** allow non-standard improvements within the right-of-way.

DESIGN REVIEWS for the following: **1)** high impact project; and **2)** resort hotel with all associated and accessory uses, structures, and incidental buildings and structures on 6.3 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the east side of Las Vegas Boulevard South and the south side of Harmon Avenue within Paradise. JG/md/syp (For possible action)

RELATED INFORMATION:

APN:
162-21-301-001; 162-21-301-003; 162-21-301-020

DEVIATIONS:

1. Increase building height to 572 feet where a maximum height of 100 feet is permitted per Table 30.40-7 (a 472% increase).
2. Reduce height/setback ratio from an arterial street (Las Vegas Boulevard South) to 16 feet where 89 feet is required per Figure 30.56-4 (an 82% reduction).
3. Permit encroachment into airspace.
4. Reduce parking to 1,847 parking spaces where 2,401 parking spaces are required per Table 30.60-1 (a 23.1% reduction).
5. Reduce the number of loading spaces to 3 spaces where 19 spaces are required per Table 30.60-6 (an 84.2% reduction).

6. a. Allow alternative landscaping and a pedestrian realm along the street frontage (Las Vegas Boulevard South) where required per Table 30.56-2, Table 30.64-2, Figure 30.64-17, and Figure 30.64-18.
6. b. Allow alternative landscaping and a pedestrian realm along the street frontage (Harmon Avenue) where required per Table 30.56-2, Table 30.64-2, Figure 30.64-17, and Figure 30.64-18.
7. Allow for up to 3.4% of the required parking or 62 parking spaces to be tandem parking.
8. Allow all other deviations as depicted per plans on file.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the required special setback for Las Vegas Boulevard South to 16 feet where 25 feet from the future back of curb or 10 feet from the future property line is required per Section 30.56.060 (a 36% reduction).
2. Allow non-standard improvements (landscaping, decorative fence and bollards) within the right-of-way (Las Vegas Boulevard South and Harmon Avenue) where not permitted per Chapter 30.52.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3725 to 3735 Las Vegas Boulevard South
- Site Acreage: 6.3
- Project Type: Resort hotel
- Number of Stories: 43
- Building Height (feet): 572
- Square Feet: 2,267,020 (resort hotel)/123,887 (theater)/877,078 (garage w/central plant)/766,046 (podium level)
- Parking Required/Provided: 2,401/1,847

Site Plans

The plans depict a resort hotel measuring 572 feet in height that features 2,420 hotel rooms, a theater consisting of 2,536 seats, and a multiple-level parking garage on 6.3 acres. The building has been designed as a single tower that is elevated upon a podium level with the following setbacks: 1) 13.5 feet from the north property line, adjacent to Harmon Avenue; 2) 25 feet from the east property line; 3) 13 feet from the south property line; and 4) 26.5 feet from the west property line, adjacent to Las Vegas Boulevard South. The height/setback ratio requires 89 feet from Las Vegas Boulevard South where 16 feet is provided, necessitating a deviation. The hotel porte-cochere is located on the north side of the hotel, adjacent to Harmon Avenue, and includes 4 one-way lanes designated for valet and ride-share service drop-off. The above grade parking garage, located on the east side of the resort hotel, has been incorporated into the building design. Two levels of subterranean parking are featured below the resort hotel and include valet parking areas. A deviation is requested to permit 62 tandem parking spaces within the parking garage. The project requires 2,401 parking spaces where 1,847 parking spaces are provided

within the garage. Nineteen loading spaces are required for the resort hotel, where 3 loading spaces are provided at the southeast corner of the building. Deviations are required to reduce the number of parking and loading spaces within the project site. Access to the project site is granted via 2 proposed commercial driveways and 1 existing commercial driveway adjacent to Harmon Avenue.

Landscaping and Pedestrian Realm

The plans depict a pedestrian realm and landscaping along Las Vegas Boulevard South and Harmon Avenue consisting of 36 inch box small, medium, and large trees. The pedestrian realm adjacent to Las Vegas Boulevard South measures between 31 feet to 42.5 feet in width, with a detached sidewalk measuring 15 feet in width. Portions of the pedestrian realm measuring up to 16 feet in width, which include street landscaping and a part of the detached sidewalk, are located within the Las Vegas Boulevard South right-of-way, necessitating deviations for alternative landscaping and a pedestrian realm. Furthermore, a waiver of development standards for non-standard improvements within the right-of-way, which include a 3 foot high decorative fence, bollards, and landscaping, is also required. The pedestrian realm area adjacent to Harmon Avenue ranges between 5 feet to 40 feet in width, with an attached sidewalk measuring between 5 feet to 10 feet in width to the east of the driveway entrance leading to the porte cochere. A detached sidewalk, with a minimum width of 10 feet, is located to the west of the driveway entrance leading to the porte cochere. Portions of the attached sidewalk are located within the right-of-way, requiring a deviation for alternative landscaping and a pedestrian realm. The portion of the attached sidewalk measuring 5 feet in width and 115 feet in linear length is located at the northeast corner of the site, between Harmon Avenue and the parking garage. Code allows up to 22,973 square feet of outdoor water features, including swimming pools, where 22,973 square feet is proposed with the resort hotel. Landscaping is featured around the perimeter of the swimming pool area, which is located 92 feet above street level.

Elevations

The plans depict a proposed resort hotel with a maximum height of 572 feet. The design of the hotel features an exterior composed of a painted metal parapet wall system, low reflective glazed aluminum curtain wall system, and painted EIFS for the parking garage and podium level. The pool deck area begins at a height of 92 feet and includes a landscape area featuring trees within the amenity area. The parking garage and podium level consist of neutral colors. All rooftop mounted equipment will be screened from public view and the right-of-way by parapet walls.

Floor Plans

The plans depict a variety of hotel room sizes measuring between 525 square feet to 2,000 square feet in area. Various indoor water features are located within the interior podium level of the resort hotel. The hotel suites range between 1,480 square feet to 5,810 square feet while the villas measure between 1,775 square feet to 5,382 square feet in area. The floor plans of the resort hotel consist of the following: 1) 176,167 square feet of public space; 2) 91,834 square feet of convention facilities; 3) 188,059 square feet of back-of-house areas; 4) 16,090 square feet of fitness area (resort hotel staff only); 5) 37,930 square feet of spa and fitness area (resort hotel guests); and 6) 123,887 square feet of theater space with 2,536 seats. Subterranean parking is featured on 2 levels of the resort hotel, while an above ground parking garage consisting of 14 levels is located along the east side of the hotel tower. A single kitchen area is depicted within

the owner’s suite; however, the presence of a range or oven, or utility connections suitable for servicing a range or oven, are not depicted on the floor plans. The kitchen within the owner’s suite requires a use permit; however, the Liquor and Gaming Board does not allow kitchens in conjunction with an unrestricted gaming license.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant proposes to park all staff only areas at the property as back of house areas, as determined on the parking analysis. Due to guests’ increased utilization of taxis, ride share services, and other transportation services, the parking shown on the plans is sufficient for the Resort’s daily operations. Moreover, the Resort has included a large taxi and ride share pick-up/waiting area to accommodate the increased used in such services. The tandem parking for the Resort will only be included in valet portions of the garage, and accounts for approximately 3 percent of the proposed parking spaces for the Resort. A valet attendant will be on duty during business hours. The applicant proposes to construct 3 loading docks with the resort hotel. By utilizing best practices to optimize efficiency and coordinate deliveries, the applicant will be able to sufficiently load in/out all materials for the operations as contemplated at the Resort without impacting neighboring developments or traffic on the public rights-of-way. The deviation request for an alternative pedestrian realm and landscaping is consistent with other resort hotels in the Resort Corridor. The proposed height is compatible with neighboring structures and this deviation is consistent with other properties in the Resort Corridor. The height, design, and materials to be utilized for the Resort are compatible with neighboring structures and will aesthetically enhance the area. The reduced setback along Las Vegas Boulevard South commences at approximately 64 feet above ground level, which permits enhanced sidewalks on ground level and provides sufficient vertical clearance for emergency vehicles. The waiver of setbacks along Las Vegas Boulevard South is consistent with other resort hotels within the Resort Corridor. The non-standard improvements within the right-of-way include enhanced sidewalks and landscaping consistent with the plant materials required by Code. Such waivers are consistent with other resort hotels on Las Vegas Boulevard South.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0410	Retail, restaurants, on-premises consumption of alcohol, and live entertainment, with waivers for setbacks, non-standard improvements, and reduced parking	Approved by BCC	August 2022
UC-0095-14	Amusement theme park with restaurants, on-premises consumption of alcohol, outdoor live entertainment with increased building height, reduced parking, non-standard improvements within the right-of-way, and encroachment into airspace	Denied by BCC	November 2014

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0313-13	Allowed a roof sign in conjunction with an existing restaurant (Fatburger)	Approved by BCC	August 2013
WS-0044-13	Outside retail sales structures in conjunction with an existing shopping center	Approved by BCC	March 2013
UC-0641-12	Freestanding outside bar in conjunction with an existing restaurant (Fatburger)	Approved by BCC	January 2013
WS-0554-12	New freestanding sign for Captor Plaza	Approved by PC	November 2012
UC-0179-12	Theater with on-premises consumption of alcohol	Approved by PC	June 2012
UC-0322-11	Allow on-premises consumption of alcohol and outside drinking/dining for a restaurant (Fatburger)	Approved by PC	September 2011
RS-0025-08	Record of Survey	Reviewed by Staff	February 2008
UC-1985-04 (ET-0381-06)	First extension of time for the nightclub - expired	Approved by PC	February 2007
UC-1985-04	Building remodel for a nightclub (Empire Ballroom) with outdoor dining and live entertainment	Approved by PC	December 2004
UC-1226-02	A timeshare project (The Chateau) with waivers to allow combined parking with the Polo Towers and by Hawaiian Market Place	Approved by PC	October 2002
WS-0914-02	Parking reduction for Polo Towers in conjunction with the Grand Chateau	Approved by PC	August 2002
UC-0445-98	Expansion to the shopping center, a pharmacy (Walgreens) to the south of the project site, allow 28 tandem spaces, and a 33 percent parking reduction (parking reduction was subject to a review period, which was never filed and has expired)	Approved by BCC	July 1998
VC-691-90	Second extension of time for the parking reduction Approved October and outside dining (Title 29)	Approved by PC	October 1993
VC-691-90	Approved a 6 percent parking reduction in conjunction with an existing shopping center, and allowed outside dining (Title 29)	Approved by PC	November 1990

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Harmon Corner, Planet Hollywood Resort Hotel & Miracle Mile Shopping Center (portions)
South	Entertainment Mixed-Use	H-1	Polo Towers and Hawaiian Marketplace*
East	Entertainment Mixed-Use	H-1	Marriot Grand Chateau

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Entertainment Mixed-Use	H-1	City Center, Monte Carlo Resort Hotels, & CVS Pharmacy

*UC-22-0410 was approved by the BCC in August 2022 for a shopping center that includes retail, restaurants, on-premises consumption of alcohol (supper club and service bar) and live entertainment.

Related Applications

Application Number	Request
VS-22-0519	A request to vacate and abandon right-of-way along Harmon Avenue 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

Current Planning

Use Permits #1 through #5

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.

The proposed resort hotel, in addition to the various accessory and incidental uses, is defined as a High Impact Project (HIP) as it includes more than 1,200 guest rooms and will generate 8,000 or greater average daily trips, as defined by the Institute of Transportation Engineers. The purpose of the Limited Resort and Apartment District (H-1) is to provide for the development of gaming enterprises, compatible commercial, and mixed commercial and residential uses, and to prohibit the development of incompatible uses that are detrimental to gaming enterprises. Policy 5.1.3 of the Master Plan emphasizes tourism, conventions, trade shows, and gaming as one of the region's economic pillars. Staff finds the request for a new resort hotel with all associated accessory uses complies with the aforementioned policy and is appropriate based on the site's location on Las Vegas Boulevard South, the H-1 zoning designation, and the Las Vegas Boulevard Gaming Corridor. Therefore, staff can support these requests.

Deviations #1 and #2

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 is similar to, and consistent with, other resort hotel requests that have been approved within the immediate area. Varying building height, breaking-up the mass of the building, and shifting building placement can provide appropriate transitions between differing building scales and intensities. Although the height setback ratio reduction along Las Vegas Boulevard South is significant, the encroachment into the setback begins at a

height of 64 feet. Staff finds the encroachment into the setback should not negatively impact the surrounding land uses and adjacent properties. Therefore, staff recommends approval of these requests.

Deviations #4 & #7

The intent of the parking and loading requirements is to establish regulations for the provision of safe and efficient parking and loading facilities in amounts sufficient to meet existing and/or proposed land uses in unincorporated Clark County. A parking analysis was prepared by the applicant demonstrating the reduction to the required number of parking spaces. Staff finds the parking reduction should have minimal to no impact on the resort hotel and surrounding properties. Patrons of the resort hotel, including out-of-town visitors, may utilize alternative modes of transportation such as ride-share programs, taxis, and public transit thereby reducing the demand for parking spaces. Staff finds the request to reduce parking should have minimal to no impact to the resort hotel operations; therefore, recommends approval.

Tandem parking spaces are necessary to ensure the proper function of the valet service area and are commonly utilized within resort hotels. The request to utilize up to 62 parking spaces for tandem spaces should not have a negative impact on the resort hotel; therefore, staff recommends approval.

Deviation #5

Staff finds the reduction to the number of loading spaces should have minimal to no impact on the proposed resort hotel development. Three loading spaces are located within the southeast corner of the building, adjacent to the refrigerated receiving area. The proposed number of loading spaces should adequately serve the resort hotel and the associated uses; therefore, staff recommends approval.

Deviation #6a

Staff does not object to the proposed alternative landscaping and pedestrian realm design along Las Vegas Boulevard South. The pedestrian realm adjacent to Las Vegas Boulevard South measures between 31 feet to 42.5 feet in width, with a detached sidewalk measuring 15 feet in width. The addition of bollards immediately adjacent to Las Vegas Boulevard South will provide an additional buffer and protection between pedestrians and vehicles traveling along the street. The alternative landscaping and pedestrian realm are compatible with other developed properties along Las Vegas Boulevard South; therefore, staff recommends approval.

Deviation #6b

The pedestrian realm and landscape area measure 735 feet in length along Harmon Avenue. A 5 foot wide attached sidewalk, measuring 115 feet in linear length, is located at the northeast corner of the site between Harmon Avenue and the parking garage. Harmon Avenue is designated as a collector street per the Southeast Valley Transportation Map within the Master Plan. The intent of the pedestrian realm is to provide a streetscape that provides a buffer and separates pedestrian thoroughfares from the right-of-way. While staff does not object to the 5 foot wide sidewalk along this portion of Harmon Avenue, staff is concerned the attached sidewalk immediately adjacent to the right-of-way, in conjunction with the existing vehicular traffic, may potentially create safety issues for pedestrians along Harmon Avenue.

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

Staff does not object to the encroachment of the building into the required setback along Las Vegas Boulevard South. The encroachment begins at 64 feet above ground level and should not impact the surrounding land uses and properties; therefore, staff recommends approval.

Design Reviews

The proposed design of the resort hotel and accessory uses consist of a contemporary design that is aesthetically pleasing and architecturally diverse, which is appropriate for the surrounding area. The street landscape area along Las Vegas Boulevard, which consists of detached sidewalks, complies with the Master Plan which encourages detached sidewalks and shade to provide a safe and comfortable environment for pedestrians. The majority of Harmon Avenue also includes detached sidewalks, in compliance with the Master Plan. Policy WP-1.1 of the Master Plan encourages a diversity of land uses along major corridors at densities that support pedestrian activity and transit use, especially along Las Vegas Boulevard South. A multitude of accessory commercial uses are provided in conjunction with the resort hotel including, but not limited to, retail uses, restaurants, vehicles sales, theater, and a wedding chapel. Staff finds the proposed resort hotel is appropriate for the area, is compatible with the surrounding land uses, and complies with multiple goals and policies from the Master Plan; therefore, recommends approval.

Public Works - Development Review

Waiver of Development Standards #2

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any (landscaping) placed in the right-of-way. Staff can support waiver of development standards #2 but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

More importantly, the development will penetrate the Part 77 airspace surface (Airport Airspace Overlay District), as defined by Section 30.48.100 of the Clark County Unified Development Code. Therefore, as required by Section 30.16.210(12)(D) of the Clark County Unified Development Code, final action CANNOT occur until the FAA has issued an airspace Determination of No Hazard and the Department of Aviation has reviewed the determination.

(Note that Section 30.16.210(12)(D) requires that the FAA Determination of No Hazard shall be submitted two weeks prior to final approval for any proposed structure that intrudes into Airport Airspace Overlay District [see Chapter 30.48 Part B].)

The FAA has issued several different aeronautical study numbers (ASN) for points 1 through 6 - 2022-AWP-3894(through 3899)-OE, which state, "any height exceeding (the height of the specified point) above ground level, will result in a substantial adverse effect and would warrant a Determination of Hazard to Air Navigation." Heights referenced in the ASN's are for the building heights, as specified in the land use plans, and do not include the heights of cranes or other temporary construction equipment.

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:

Current Planning

- Prior to the issuance of building permits, 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;
- Allow the following permits prior to the adoption of the Development Agreement: all grading, including excavation and underground utilities, construction below grade level, and structural first lift with initial foundation work and structures above grade;
- 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 shall be provided with the Performance Agreement as security of the full and complete fulfillment of the decommissioning actions identified in the Decommissioning Plan;
- Determination of No Hazards and a finding of no significant impact on aircraft activity at Harry Reid International Airport for all constructions cranes (as recommended by the FAA in paragraph 7 in Aeronautical Study Numbers: 2022-AWP-3894-OE through 2022-AWP-3899-OE dated 9/7/2022 on page 6);
- Applicant is required to have an approved FAA Form 7460-2 prior to the issuance of building permits;
- Applicant is advised the "Determination of No Hazard to Air Navigation (Correction)" for Aeronautical Study Numbers 2022-AWP-3894-OE through 2022-AWP-3899-OE expires on February 19, 2024 unless:

- the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office;
- extended, revised, or terminated by the issuing office.
- the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.
- 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; water features must comply with Chapter 30.64; the Liquor and Gaming Board does not allow kitchens in conjunction with an unrestricted gaming license; 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; 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;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Construction equipment shall not occupy the right-of-way;
- Grant any necessary easements and right-of-way for Las Vegas Boulevard South;
- Coordinate with Public Works - Construction Management - Johnathan Morales;
- If the pedestrian bridge is being attached directly to the building, an agreement with Public Works is required for said attachment.
- Applicant is advised that off-site improvement permits may be required.

Department of Aviation

- 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;
- 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 30.48 Part B 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;
- Due to the FAA's Determination of Hazard for any heights exceeding the points specified within the ASN's, all cranes and temporary equipment will require separate FAA airspace determinations that provide "Determinations of No Hazard to Air Navigation"; a Crane/Temporary Equipment plan that includes the separate FAA airspace determinations must be submitted and approved by the Department of Aviation before any building permits are issued.
- Applicant is advised that 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.

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; and that permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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 #0004-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: POLV, LLC

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