

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0219-KULIK RIVER CAPITAL, LLC:

HOLDOVER USE PERMITS for the following: **1)** expand the gaming enterprise district; **2)** resort hotel; and **3)** recreational facility.

WAIVER OF DEVELOPMENT STANDARDS to allow non-standard improvements in the right-of-way.

DESIGN REVIEW for a proposed resort hotel and recreational facility on 11.95 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay.

Generally located east of Las Vegas Boulevard South and south of Mandalay Bay Road within Paradise. JG/hw/cv (For possible action)

RELATED INFORMATION:

APN:

162-28-301-001; 162-28-301-002; 162-28-301-010; 162-28-301-032; 162-28-301-033; 162-28-301-036 through 162-28-301-037

WAIVER OF DEVELOPMENT STANDARDS:

Allow non-standard improvements (sidewalk, walkways, and landscaping) within the future right-of-way of Las Vegas Boulevard South where such improvements are not permitted per Section 30.04.08C.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 11.95
- Project Type: Resort Hotel & Recreational Facility
- Number of Stories: 29 (Hotel Tower)/6 (Parking Garage)/2 (Venue Buildings)
- Building Height (feet): **317** (Hotel Tower to Roof)/**272.5** (First Hotel Parapet)/70 (Hotel Podium)/**295** (Sky Venue)/93 (Parking Garage)/41 (Venue Buildings)
- Number of Rooms: **752**
- Square Feet: 567,855 (Hotel Tower)/721,805 (Podium & Tenant Space Buildings)/438,480 (Parking Garage)/1,728,140 (Total)
- Parking Required/Provided: **1,340/1,421**
- Sustainability Required/Provided: 7/7.5

Gaming Enterprise District Expansion

This site is located along the east side of and within 1,500 feet of the centerline of Las Vegas Boulevard South, which places the entire site within the Las Vegas Boulevard Gaming Corridor. While the western portion of the site is currently within the Gaming Enterprise District (GED) for Las Vegas Boulevard South, the eastern portion of the site, particularly APN 162-28-301-033 is not within the GED. Per Section 30.06.05D, any property which is located within the Las Vegas Boulevard Gaming Corridor and was zoned CR (formerly H-1) as of July 16, 1997 is within the GED. In July 1997 this site was owned by the Clark County Department of Aviation and was zoned P-F (now PF). The site was not reclassified to an H-1 (now CR) zone until December 2000 by ZC-1732-00. The use permit to expand the GED is required to allow a portion of the proposed resort hotel, particularly the parking garage and a portion of the hotel tower and podium, on APN 162-28-301-033.

Site Plan

All existing structures, except for the existing tower supports, will be removed and replaced with the proposed resort hotel and recreational facility. The proposed hotel tower and podium building will be in the eastern portion of the site set back 20 feet from Mandalay Bay Road, 50 feet from the east property line, and 40 feet from the southwest property line.

Attached to the southeast corner of the podium building is a parking garage that will run south from the podium building. The parking garage will be set back 10 feet from each of the adjacent property lines. To the west of the resort and hotel building will be 13 tenant space buildings, referred to as “Venues” on the plans, that will serve as restaurants, retail, and other entertainment uses. These tenant space buildings are distributed on the site. Additionally, one of these tenant space buildings is proposed to be located on existing high-rise pylons to create a “sky venue” located in the north-central portion of the site. The sky venue will contain a restaurant space. The resort building, tenant spaces, and the adjacent streets are connected by a variety of pedestrian walkways. All tenant space buildings will be at least 10 feet from the surrounding streets.

In the central portion of the site, west of the hotel and podium building will be a covered pedestrian canopy which will connect the podium building to Las Vegas Boulevard South. The proposed use permit for a recreational facility will permit outdoor events within the pedestrian canopy area. The site will be accessed by 3 proposed driveways. There will be 1 driveway in the southwest corner of the site that will access Las Vegas Boulevard South and connect with the proposed parking garage to the east. The other 2 driveways will be along the north property line adjacent to Mandalay Bay Road. The first driveway is centrally located along Mandalay Bay Road and will connect with a subterranean parking garage. The second driveway is on the northeast corner of the site and will connect to a porte-cochere along the eastern side of the hotel building and the proposed above-ground parking garage.

Overall, the site will require **1,340** parking spaces with a total of 1,421 parking spaces provided. There will be 430 parking spaces provided in the basement parking garage and 991 parking spaces in the above-ground parking garage.

Landscaping

Along Mandalay Bay Road, street landscaping consists of a 5 foot landscaping strip along the street with another landscaping strip that varies between 5 feet and 11 feet wide on the back side of a 10 foot wide sidewalk. Within these landscaping strips, large trees are provided staggered on each side of the sidewalk, where possible, every 30 feet on center.

Along Las Vegas Boulevard South, a 13 foot wide landscape area will be located along the existing street with this area containing protective bollards and decorative rock hardscaping. Behind this landscaping area is an 18 foot wide sidewalk area with an additional 30 foot wide landscaping area behind the sidewalk. Within this landscaping area are various pedestrian walkways and landscaping planters that range in width between 15 feet and 30 feet wide. These planters contain large trees with a variety of shrubs. Additionally, along Las Vegas Boulevard South, landscape planters, sidewalks, and pedestrian walkways are provided within the current and future right-of-way areas.

Overall, a total of 22 large trees are required along Mandalay Bay Road with 22 large trees provided. Additionally, 15 large trees are required along Las Vegas Boulevard South with 12 large trees provided outside of the right-of-way area and 3 large trees provided within the future right-of-way area of Las Vegas Boulevard South. A waiver of development standards is not required for the reduction in street landscaping due to trees being within the future right-of-way area as it is considered with the special use permit and design review for the resort hotel use and the waiver of development standards for non-standard improvements in the right-of-way.

Additional landscaping is provided within the interior of the site within various planters. A landscape buffer is provided along the eastern property line of the site consisting of large evergreen trees placed within a 10 foot to 15 foot wide landscape area every 20 feet on center with a 6 foot screen wall.

A 6 foot tall screen wall is proposed along the eastern, southern, and southwestern property lines. Retaining walls are proposed along the southern property lines along with along the western and northern property lines. Along the southern portion of the property retaining walls up to 7 feet are proposed. Along Las Vegas Boulevard South to the west, 2 foot tall retaining walls are proposed while along Mandalay Bay Road, in the north, 12 foot tall retaining walls are proposed behind the proposed landscaping areas.

Elevations

The hotel tower podium will reach a maximum height of 70 feet tall will primarily be constructed of white glass fiber reinforced concrete (GFRC) panels on all 4 sides. Various awnings are provided over commercial window/door entrances on the north and west sides of the building. A porte-cochere is provided over the east entrance to the podium. The hotel tower portion of the building will step in height with the primary portion of the tower reaching **272.5** feet with the maximum height of the tower reaching **317 feet**. The primary portion of the tower will consist of a blue glass curtain wall along the east and west sides of the tower with dark bronze mullions delineating each floor and white GFRC panels outlining the edges of the building. The central portion of the tower that reaches the maximum height will consist of a large heart shaped glass curtain covered by an LED screen that will be permitted separately. The heart

will be outlined with white metal panels. Along the north and south of the hotel building, smaller blue glass curtain walls are provided and outlines with white GFRC panels.

The parking garage will be constructed of white painted concrete and will reach a maximum height of 93 feet.

The tenant space buildings located to the west of the hotel building will range in height from 27 feet up to 40 feet. Each building has a unique, mid-century modern style design with some franchise specific architecture. Generally, each building has a flat or curvilinear roof and is constructed of concrete and metal paneling, glass walls, stone veneer, faux wood paneling, and stucco block. Colors of the proposed tenant space buildings generally consist of white, black, red, and brown. The proposed sky venue restaurant is shown at a height of **295** feet with 3 support towers constructed of white GFRC panels with the restaurant building suspended at the top of the support towers. The restaurant building is shown with a curvilinear roof and glass curtain walls along all sides.

Signage is not part of this application and a separate sign design review for a comprehensive sign package will be submitted at a later date. Additionally, the applicant has filed plans with the Federal Aviation Administration (FAA), and the plans show the podium and low rise buildings, the sky venue, and the hotel tower are all under the FAA maximum heights of 100 feet, 371 feet, and 470 feet, respectively.

Floor Plans

The entire resort hotel development has an area of **1,725,624** square feet which consists of **565,339** square feet of hotel tower space for **752** guest rooms. The podium and venues combined consists of 721,805 square feet which includes 223,931 square feet of public space consisting of gaming area, restaurants, retail, entertainment, pool, and similar spaces. The hotel building will also contain 42,615 square feet of convention space, and 177,556 square feet of back of house area. The hotel will contain a basement area that will house the lobby and underground parking area. The main portions of the podium will occupy floors 1 through 4 and will include the casino, restaurant, entertainment areas, spa, gym, and convention spaces. Floors 5 through **26** will contain the various guestrooms. The tenant space buildings are shown as 2 story restaurants and shell spaces. The sky venue restaurant space will be 2,077 square feet with a ground level reception building consisting of a 4,738 square feet lobby and 4,067 square feet outdoor deck.

Applicant's Justification

The proposed resort hotel is located within the Las Vegas Boulevard Gaming Corridor as defined in NRS and is providing a mixture of unique entertainment facilities on the site. There is plenty of parking provided and RISE reports provided show any impacts will be properly addressed. The proposed resort hotel will repurpose existing structures on site and will develop the rest of the site that has been undeveloped for some time. Any reduction in loading spaces is justified as a dock master will be utilized to schedule deliveries to present issues with safety and circulation.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0120	Use permit for a temporary recreational facility and associated retail sales - expired	Approved by BCC	April 2023
UC-0368-11	Use permit for an amusement park and a retail & convention center - expired	Approved by BCC	October 2011
VS-0128-11	Vacation and abandonment of a portion of Giles Street between Mandalay Bay Road and Four Seasons Drive - expired	Approved by PC	May 2011
UC-0021-11	Use permit for an amusement park and convention center - expired	Approved by BCC	March 2011
UC-0186-09	Use permit for a recreational facility consisting of a tethered hot air balloon - expired	Approved by PC	April 2009
VS-1104-04	Vacation and abandonment of patent easement on APNs 162-28-301-032; -033; & -037 - recorded	Approved by PC	July 2004
VS-0933-04	Vacation and abandonment of a portion of Giles Street between Mandalay Bay Road and Four Seasons Drive - recorded	Approved by PC	June 2004
VS-1551-01	Vacation and abandonment of a portion of Giles Street between Mandalay Bay Road and Four Seasons Drive - expired	Approved by PC	February 2002
ZC-1733-00	Zone change to reclassify APN 162-28-301-033 from PF to H-1 to convert public land to private ownership	Approved by BCC	December 2000
VS-0838-99	Vacation and abandonment of patent easement on APN 162-28-301-037 - recorded	Approved by BCC	August 1999
VS-0836-99	Vacation and abandonment of patent easement on APN 162-28-301-036 - recorded	Approved by BCC	August 1999
SC-2160-98	Street name change to rename a portion of Hacienda Avenue to Mandalay Bay Road	Approved by BCC	March 1999
UC-0462-98	Use permit for a shopping center with restaurants, nightclub, live entertainment, and offices - expired	Approved by PC	May 1998
VS-1147-97	Vacation and abandonment of patent easement on APN 162-28-301-032 - recorded	Approved by BCC	August 1997
UC-0952-97	Use permit for a 2 story commercial building with restaurants, nightclub, live entertainment, and offices - expired	Approved by PC	July 1997
UC-1158-96	Use permit for a psychic arts establishment	Approved by PC	August 1996
ZC-0852-95	Zone change to reclassify APN 162-28-301-033 from H-1 to PF for an airport expansion	Approved by BCC	September 1995
UC-115-82	Use permit for a 350 room, 15 story hotel with gaming, lounge, shops, office, and bar - expired	Approved by BCC	July 1982
VAC-12-82	Vacation and abandonment of patent easements and rights-of-way on APN 162-28-301-033 - recorded	Approved by BCC	May 1982

Prior Land Use Requests

Application Number	Request	Action	Date
UC-221-80	Use permit for a 225 room hotel with reduced setbacks - expired	Approved by BCC	January 1981
UC-123-80	Use permit to allow mini-golf course, restaurant, gift shop, vacation plan sales office, car rentals, petting zoo, and amusement park - expired	Approved by PC	August 1980
VAC-40-78	Vacation and abandonment of patent easement on APNs 162-28-301-010 & -032 - recorded	Approved by BCC	August 1975

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR (AE-60)	Parking lot & recreational facility
South	Entertainment Mixed-Use	CR (AE-60)	Motels & undeveloped
East	Entertainment Mixed-Use	CR (AE-60)	Multi-family residential
West	Entertainment Mixed-Use	CR (AE-60)	Mandalay Bay Resort Hotel

Related Applications

Application Number	Request
VS-26-0218	A vacation and abandonment of patent easements and rights-of-way is a companion item on this agenda.
TM-26-500056	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.

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.

According to Section 30.06.05D, a request to expand the Gaming Enterprise District and accompanying Resort Hotel shall demonstrate the following: public services will not be unduly impacted by the proposed establishment and such services to the site are and can be adequately provided; the proposed establishment will enhance the local economy; the site is planned and appropriately zoned; and the proposed establishment is compatible with the surrounding area and

will not negatively impact surrounding uses. Staff finds the applicant has, through a survey provided, shown the site is within 1,500 feet of the centerline of Las Vegas Boulevard, is zoned CR (formerly H-1) which permit gaming related uses, and has an accompanying planned land use designation of Entertainment Mixed-Use. The applicant has also provided Regional Infrastructure Services Evaluation (RISE) reports that indicate water supply, wastewater facilities, and flood control facilities are sufficient for the proposed development and any effects will be properly mitigated. The reports provided also indicate the proposed establishment will produce an additional 2,500 additional average daily trips to the site, which will not increase the demand for the surrounding roads beyond their designed capacity. The applicant has also confirmed that they will continue to work with both the Las Vegas Metropolitan Police Department and Clark County Fire Department to meet any necessary conditions to assure proper coverage to the site. The reports provided also indicate the proposed establishment will enhance the local economy by adding at least 1,000 temporary construction jobs, 1,350 full-time positions related to the resort hotel and venues, and 350 part-time positions.

Ultimately, staff finds the proposed expansion of the Gaming Enterprise District and the Resort Hotel is appropriate for the subject site as the site has a significant history of resort and entertainment uses. Additionally, the area to the east of Las Vegas Boulevard South between Tropicana Avenue and Russell Road has seen the approval of 2 new resort hotels, 1 resort hotel to north at the former Tropicana site and 1 resort hotel (Dream) to the south. The area surrounding the site has several other resort hotels to the west (Mandalay Bay and Luxor) while the remaining area to the east of Las Vegas Boulevard South is undeveloped or has smaller scale entertainment or retail uses that will not be impacted by the proposed development. The proposed resort hotel is proposing a variety of new restaurant, retail, and resort uses that are compatible with the other uses found along this portion of Las Vegas Boulevard South. Finally, several other resort hotels and shopping centers along Las Vegas Boulevard South have requested use permits to hold outside events and to have general entertainment and recreational facilities with no negative impacts on the surrounding area. Staff finds the proposed request will support Clark County Master Plan Policies 5.1.3 and 5.1.5, as well as Winchester/Paradise Specific Policies WP-1.1 and WP-3.1. These policies all support the development of uses, particularly along Las Vegas Boulevard South, that support the base economic activities of the Las Vegas Valley and which promote high intensity uses along areas with high pedestrian and public transit use.

Design Review

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.

The proposed design of the resort hotel and accessory buildings consist of a contemporary design that is unique and architecturally diverse, which is appropriate for the surrounding area. The proposed height for the building is similar to other buildings in the area. The layout of the site is logical and distributes the proposed uses throughout the site. Each building is provided with adequate pedestrian walkways. The street landscape area along Mandalay Bay Road, which

consists of detached sidewalks and provides a safe and comfortable environment for pedestrians. Additionally, while staff does not normally support reductions in street landscaping, staff finds the correct number of trees are being provided along Las Vegas Boulevard South with some within the future right-of-way area. Staff also finds the site overall is well landscaped and will have plenty of additional landscaping to help reduce the heat island effect and provide for a comfortable pedestrian environment. Parking is accounted for with 2 separate parking garages and enough parking spaces have been provided. While the number of loading spaces is lower than required, the applicant has provided sufficient justification for the proposed number and has indicated that safety circulation has been accounted for. As a result, staff can support this request.

Public Works - Development Review

Waiver of Development Standards

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 the waiver of development standards, 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 30.02.26B.3(ii) 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 30.02.26B.2(i) of the Clark County Unified Development Code. Therefore, as required by Section 30.06.03D.7(iv) 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 30.06.03D.7(iv) 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 30.02.26B].)

Airspace surface penetration does not include the additional height of construction cranes, which will add to the airspace penetration.

The Resort Hotel proposal is in very close proximity to the Airport runways and directly underneath helicopter flight paths. Glint/glare from lighting and reflective surfaces can create a hazard for pilots.

Due to the proximity of this development proposal to the Airport's west side fuel farm, which is approximately 600 feet away, this project design presents numerous safety and security concerns, including, but not limited to providing an elevated, direct line of sight to large aviation jet fuel tanks and other secure operational areas of the Airport.

The proposed parking garage structure is sited over top of the Tropicana Wash open flood channel. The northern portion of the channel, just south of Mandalay Bay Road, contains a security grate to prevent unauthorized access below ground into the secure airfield of the Airport.

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 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;
- 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;
- 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, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; that this application is contingent upon obtaining a license from the State of Nevada and Clark County Business License Department; failure to abide by and faithfully comply with the conditions of approval, Clark County Code, and the provisions of the Nevada Revised Statutes or Nevada Administrative Code may result in revocation of this application; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; 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;
- Full off-site improvements;
- Right-of-way dedication per Las Vegas South Survey RS-25-500117;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a combination right-turn lane and bus turn-out on Mandalay Bay Road with a 5 foot by 50 foot bus shelter pad behind the sidewalk accordance with RTC standards;
- Las Vegas South Survey must be recorded by the applicant prior to the issuance of building permits;
- Applicant to coordinate with Public Works - Development Review for all driveways on Las Vegas Boulevard;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

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, 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. The Determination of No Hazard must not be expired;
- All cranes and temporary equipment will require separate FAA airspace determinations that provide "Determinations of No Hazard to Air Navigation" and a finding of no significant impact on aircraft activity at Harry Reid International Airport. A Crane/Temporary Equipment plan that includes the separate FAA airspace determinations must be submitted and approved by the DOA (airspace@lasairport.com) prior to the issuance of building permits;
- Applicant must submit a plan to the DOA (airspace@lasairport.com) for review and approval addressing lighting, solar panels, illuminated signage, and reflective surfaces with potential to impact aviation safety. The plan must include a reflectivity (glare) analysis demonstrating that no significant impact on aircraft activity will occur at the Harry Reid International Airport (Airport). All exterior lighting must be dimmable or otherwise adjustable, with the capability to implement modifications if requested by the DOA or the airlines. Building permits shall not be issued until the DOA Airspace

Manager has approved the plan, which may include additional conditions necessary to mitigate glare or reflection hazards to aviation;

- The east side of the building shall not include open-air balconies;
- Eastward facing windows must include glass break detectors which integrate into the access control and alarm monitoring system, which is continuously monitored by the security control room;
- Applicant must design their improvements in a manner that accommodates installation of a new security grate at the southern limits of their parking garage improvements. Installation of the grate shall be by the development. The security grate must match the existing grate (south of Mandalay Bay Rd.) in terms of material, configuration, maximum vertical / horizontal opening size, and gauge thickness. The Tropicana Wash underneath the parking structure must be designed in a manner that prevents unauthorized access into the airfield;
- Applicant must submit a construction plan to the DOA (landuse@lasairport.com) and receive approval of said plan before issuance of building permits. The construction plan must describe how the Tropicana Wash will be temporarily secured during construction of the parking garage to prevent unauthorized access into the secure airfield of the Airport.
- 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.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division, Public Accommodations Plan Review Program at pa@snhd.org or (702) 759-1633 to obtain approval for the construction or remodeling of a public accommodation facility; and to submit construction plans with all schedules to pa@snhd.org at least 30 days prior to beginning construction.

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 #0186-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS: 1

PROTESTS:

COUNTY COMMISSION ACTION: June 17, 2026 – HELD – To 07/22/26 – per the applicant.

APPLICANT: TEMP VENTURES

CONTACT: NANCY AMUNDSEN, BROWN, BROWN, & PREMSRIRUT, 520 S. 4TH STREET, LAS VEGAS, NV 89101