

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0574-ALL NET LAND DEVELOPMENT, LLC:

USE PERMITS for the following: **1)** resort hotel; and **2)** multi-family dwelling.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase driveway width; and **2)** reduce driveway approach distance.

DESIGN REVIEWS for the following: **1)** resort hotel; **2)** multi-family dwelling; **3)** entertainment or recreational facilities (arena, theater, convention area, event plaza, and outdoor pool areas); and **4)** all associated and accessory uses, structures, and incidental buildings and structures on 26.33 acres in a CR (Commercial Resort) Zone.

Generally located on the east side of Las Vegas Boulevard South, 920 feet south of Sahara Avenue within Winchester. TS/jor/kh (For possible action)

RELATED INFORMATION:

APN:

162-09-602-001; 162-09-602-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the proposed driveway width along Las Vegas Boulevard South to 85 feet where 40 feet is the maximum allowed per Uniform Standard Drawing 222.1 (a 113% increase).
2. Reduce the driveway approach distance along Paradise Road to 79 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 47% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 2601 Las Vegas Boulevard South & 2737 Paradise Road
- Site Acreage: 26.33
- Project Type: Proposed resort hotel & Multi-family dwelling
- Number of Units: 2,344 (proposed hotel rooms)/261 (proposed multi-family (residential condominiums))
- Number of Stories for Proposed Podium Floor Levels: 5 (below grade parking garage and ancillary areas which include back of house facilities)/5 (main floors of the podium)
- Number of Stories for Proposed Parking Garage: 5 (below grade parking garage)/7 (above grade parking)
- Number of Stories for Proposed Towers: 26 (Tower A)/59 (Tower B)/54 (Tower C)
- Building Height (feet): 752 (maximum)

- Square Feet: 572,251 (public spaces)/341,152 (convention space)/430,006 (back of house area)/129,744 (theater)/701,495 (arena)
- Open Space Required/Provided: 26,100/39,411
- Parking Required/Provided: 5,829/5,934
- Sustainability Required/Provided: 7/7.5

Site Plan

The submitted site plan depicts a proposed resort hotel on 26.33 acres. Access to the proposed resort hotel is provided via driveways along the west property line adjacent to Las Vegas Boulevard South, and driveways long the east property line adjacent to Paradise Road.

The northern half of the site includes the arena on the northwest corner, a theater immediately east of the arena, and on the northeast corner is area for convention space. The arena is set back 53 feet from the north and west property lines. The theater and convention area are set back 51 feet from the north property line. In addition, the convention area is also set back 38 feet from the east property line.

The southern portion of the site includes 3 high rise towers. Tower A is located on the southwest corner, Tower B is located east of Tower A, and Tower C is located on the southeast corner of the site. Tower A features hotel rooms only while Tower B and Tower C features hotel rooms and condominium units. All 3 towers are connected via a podium building design. The podium portion of the building connected to Tower A is set back 114.5 feet from the west property line and 67 feet from the south property line. Tower B and the podium portion of the building are set back 65 feet from the south property line. Tower C and the podium area are set back 148 feet from the south property line, and 85 feet from the east property line.

A podium style building design is located on the ground floor level of the site, and through multiple floors and a horizontal building extent, the podium area connects the arena, the theater, convention area, and all 3 high rise towers. The podium area includes the following attractions and amenities:

- Casino areas
- Restaurant and related facilities
- Retail stores
- Outdoor pool area, recreational areas, event plaza, digital concourse (entertainment attraction), and outdoor garden
- Wedding chapel
- Kids arcade
- Day club and night clubs
- Spa and health club facilities
- Employee back of house areas, storage areas, maintenance shops, loading docks, and operation support facilities
- Parking garage – above grade
- Pedestrian realm and transit plaza for ride share staging

Furthermore, the site features a 5 level below grade parking garage. Level B5 is the lowest level and encompasses the entire south half and the northeast corner of the site. Level B4, B3, and B2 include the majority of the below grade parking garage. Level B1 only includes parking spaces along the southside of the garage, and this level features the lobby to the proposed arena. The site also features a 7 level above grade parking garage located beneath the convention area in the northeast corner of the site. Overall, 5,829 parking spaces are required where 5,934 parking spaces are provided. The proposed parking garages include ADA parking stalls, EV-capable and EV-installed parking as required spaces per Title 30.

Submitted plans also show that the existing pedestrian realm along Las Vegas Boulevard South, proposed pedestrian pathways and proposed vehicular paths are a part of the site design. The applicant is proposing the following along Las Vegas Boulevard South:

- On the southwest corner of the site, pedestrians may utilize a proposed pedestrian escalator/stairway which leads over a proposed driveway and allows pedestrians to have access to Level 2 of the podium area. This pathway is adjacent to the proposed restaurants and the arena.
- There are 2 additional proposed escalator/stairways on the north and south side of the proposed main driveway along Las Vegas Boulevard South. Pedestrians may utilize the pedestrian escalator/stairway which transitions into a below grade pedestrian pathway underneath the proposed main driveway. Pedestrians can maneuver along the pedestrian realm to continue south or maneuver north toward the entry plaza area of the arena.
- The main driveway allows vehicles to enter along Las Vegas Boulevard South and vehicles will circulate down to Level B1 toward the arena drop-off area. Vehicles may exit (right turn only) at the proposed driveway on the northwest corner of the site.

Along the entire south property line, vehicles may maneuver in an east to west direction to access vehicular ramps which lead to below grade parking or exit toward Las Vegas Boulevard South (to the west) or Paradise Road (to the east). The porte-cochères and valet parking ramps for Tower A, Tower B, and Tower C are located along the southern portion of the resort.

There are 2 additional driveways along Paradise Road which lead to the proposed below grade parking, ride share staging areas, and the parking garage on the northeast corner of the site. Along the north property line the applicant is proposing a 25 foot wide fire lane with emergency access gates on the east and west ends of the fire lane to remain closed at all times. The western emergency access gate is set back 9 feet from the west property line adjacent to Las Vegas Boulevard South, and the eastern emergency access gate is set back 22 feet from the east property line adjacent to Paradise Road.

Landscaping

The proposed landscaping along Las Vegas Boulevard South is designed in 3 segments.

The northwestern area includes a detached sidewalk with landscaping on each side of the sidewalk. There is an 8.5 foot wide amenity zone which includes shrubs and groundcover along the west property line and a 15 foot wide sidewalk. Seven street trees are required, and the plans depict that 7 trees will be provided.

The central area adjacent to Las Vegas Boulevard South includes a bus stop, amenity zone, and the continued detached sidewalk. Seven trees will be planted where 6 trees are required for street landscaping. This area is the entry plaza which leads towards the arena and the podium area of the resort.

The southwest corner of the site also includes the continued detached sidewalk, amenity zone, and 9 large trees where 9 street trees are required.

Additional on-site landscaping will be planted within the proposed drive aisle medians along the south property line, and medians adjacent to the Tower A, B, and C porte-cochère.

Landscaping along Paradise Road will feature a 5 foot wide amenity zone for landscaping, and a 10 foot wide detached sidewalk. The northeast and southeast corner of the site include landscape areas which varies from 5 feet wide to over 18 feet wide. On the southeast corner, 11 street trees are required where 14 trees will be provided. On the northeast corner of the site, 4 trees are required along Paradise Road, and the applicant will plant 8 trees. Shrubs will also be provided in addition to the new trees to be planted along Paradise Road.

Lastly, the applicant is proposing a 10 foot wide landscape buffer along the north and south property lines. The buffer features a variety of tree and shrubs which are complementary to the proposed on-site landscaping.

Elevations

The proposed elevation plans depict design elements which feature a mix of curvilinear architectural details, flowing organic lines and arches, and a juxtaposition of striking vertical and horizontal lines. The maximum height proposed on-site is 752 feet.

The proposed heights depicted on the elevation plans are as follows:

- Arena – 143 feet
- Theater – 120 feet
- Podium – 100 feet
- Convention area – 194 feet
- Tower A – 483 feet, 7 inches
- Tower B – 752 feet
- Tower C – 740 feet

North Elevation of the site:

- The convention area and theater include a traditional white color palette with an EIF wall system. Mechanical louvers along the exterior walls of the convention area will be painted to match the wall color.
- The arena will include white metal paneling systems which feature LED lighting signage to be reviewed under a separate land use application.
- The proposed curtain wall systems for the towers feature silver and gold glass elements.

West Elevation of the site:

- The west facing elevation of the site depicts the primary frontage of the proposed resort hotel.
- The building frontage features the arena and a portion of the podium building which leads to the towers, theater, and convention area.
- The exterior finishes include metal paneling (white, silver, and gold), gold metal louvres, silver glass on a curtain wall system, silver curtain wall with gold metal panels, silver store front glazing, and LED array paneling.

South Elevation of the site:

- The multi-story portion of the podium is located primarily along the southern portion of the building.
- The exterior finishes are equally distributed throughout the south facing elevation to match the north, west, and east facing elevations.
- Tower A and Tower B are rectangular in shape, however Tower C includes a more cylindrical design.
- The exterior finishes include silver glass and gold glass on a curtain wall system, silver curtain wall with gold metal panels, white EIF walls, silver store front glazing, and gold metal louvers.

East Elevation of the site:

- The east facing elevation features the overall vertical designs of Tower B and Tower C.
- The podium portion of the building beneath Tower B and Tower C, the parking garage, and convention area face Paradise Road.
- Exterior finishes and design elements for Tower B show a future LED lighting array. Tower C includes a silver curtain wall with gold metal paneling, a silver curtain wall, gold glass curtain wall with vertical striping, a silver glass curtain wall system with a wider vertical striping. In addition, white metal panels, silver metal panels, gold metal louvers, and silver store front glazing will be featured on the exterior of the podium. The convention area and parking garage include white EIF walls and silver glass on a curtain wall system.

Floor Plans

The following areas of the proposed resort hotel provide a variety of amenities, activities, services, back of house areas, and residential uses. The arena has a proposed area of 701,495 square feet with 18,000 seats. The proposed theater has an area of 129,744 square feet with 6,000 seats. The proposed convention area measures 341,152 square feet. The public spaces throughout the resort have an overall area of 572,251 square feet, while the back of house areas have an overall area of 430,006 square feet. There are 2,344 proposed hotel rooms which vary from the standard hotel room designs, 1 and 2 bedroom hotel suites, and villas. There are 261 proposed residential condominiums which vary in design from 1 to 3 bedroom condominiums.

Level B5, B4, B3, B2, and B1:

These levels include below grade parking, mechanical and electrical areas, loading docks, access to the proposed arena, back of house areas for the arena, the arena lobby, the

Boring Company Paradise Station, sports book area, poker area, hotel offices, employee dining area, housekeeping, central kitchen, warehouse area, theater stage and support area, convention storage, trash and recycling area, and employee offices.

Podium Level 1, Level 1.5 Mezzanine, Level 2, Level 3, and Level 3.5:

This area features the main casino floor, sports restaurant, main arena access, restaurants, hotel lobbies, garden features, high limit tables/slot areas, kids arcade, salons, casino bars, residential lobby area, food hall, theater entry lobby, convention area lobby, retail areas, additional mechanical and back of house areas.

Tower A:

Tower A includes a hotel lobby area, a bar, customer/service elevators and front of house circulation area which leads towards the casino. The floor plan also shows mechanical rooms, back of house areas, hotel suites and typical hotel rooms. There are presidential suites, 1 and 2 bedroom suites, as well as a pool and club area.

Tower B:

Tower B includes its own hotel lobby area with a VIP lobby, lobby bar, and a separate residential lobby area. Tower Floors 4 thru 55 for Tower B include standard hotel rooms, 1 and 2 bedroom suites, as well as mechanical rooms. Floors 56 to 63 include a combination of standard hotel rooms, 1 bedroom suites, and 1 and 2 bedroom residential condominium units.

Tower C:

Tower C includes a separate hotel and residential lobby which is adjacent to a garden feature, salon area, a lounge/bar, and restaurants. Tower C also includes typical hotel rooms, villas, 1 and 2 bedroom suites, pool area, executive lounge, fitness room, outdoor decks, conference room, Sky Lounge, and additional mechanical areas. Floors 25 to 56 include 1, 2, and 3 bedroom residential condominium units, pool areas, and mechanical floors. Floor 57 is an additional mechanical floor. Floor 58 is for the Sky Casino and Lounge with the ancillary restaurant, kitchen, and restrooms.

Applicant's Justification

Per the applicant's justification letter, the adjacent properties to the north and south are similarly zoned and developed with high rise structures. The subject site was previously approved with similar uses but have since expired. The overall planning and design of the proposed resort hotel accommodates current and future right-of-way and pedestrian access needs along Las Vegas Boulevard South and Paradise Road. The proposed project is compatible with its surrounding developed properties and will bring desirable business and new life to the north end of The Strip. Additional driveway widths and multiple driveways with reduced separations as shown on the submitted plans are needed to allow access to the multiple uses on the property while minimizing interference with traffic flows on Paradise Road and Las Vegas Boulevard South. Specifically, the southernmost driveways on both Las Vegas Boulevard South and Paradise Road require additional widths as shown to service ordinary traffic to and from the abutting streets while the northernmost driveways require nonconforming width and/or location to align with Karen

Avenue (at Paradise Road) or to separate everyday traffic from special event traffic (at Las Vegas Boulevard South).

Prior Land Use Requests

Application Number	Request	Action	Date
ET-23-400129 (UC-0568-14)	Fourth extension of time for a High Impact Project	Denied by BCC	November 2023
ET-23-400128 (UC-0519-17)	Third extension of time for modifications to a High Impact Project (All Net Arena) and convention facilities/exposition halls	Denied by BCC	November 2023
ET-22-400110 (UC-0568-14)	Third extension of time for a High Impact Project - expired	Approved by BCC	November 2022
ET-22-400109 (UC-0519-17)	Second extension of time for modifications to a High Impact Project (All Net Arena) and convention facilities/exposition halls - expired	Approved by BCC	November 2022
AG-21-900180	Performance Agreement for All Net Arena	Accepted by BCC	April 2021
ORD-21-900147	Development Agreement for All Net Arena - expired	Adopted by BCC	April 2021
UC-20-0546	The Loop (monorail), including a future station at the subject site	Approved by BCC	October 2021
ET-20-400095 (UC-0568-14)	Second extension of time for a High Impact Project (All Net Arena), hotel, recreational facility, retail sales and service, restaurants, outdoor live entertainment, outside dining, and motion picture production/studio - expired	Approved by BCC	October 2020
ET-20-400096 (UC-0519-17)	First extension of time for modifications to a High Impact Project (All Net Arena) and convention facilities/exposition halls - expired	Approved by BCC	October 2020
AG-19-900355	Discussion to receive a report on the status of the project	Report Received by BCC	June 2019
AG-19-900277	Discussion regarding the condition of the site	Discussion by BCC	May 2019
UC-0519-17	Modified a High Impact Project (All Net Arena) and proposed convention facilities/exposition halls - expired	Approved by BCC	October 2017
UC-0568-14 (ET-0087-17)	First extension of time for a High Impact Project (All Net Arena), hotel, recreational facility, retail sales and service, restaurants, outdoor live entertainment, outside dining, and motion picture production/studio - expired	Approved by BCC	September 2017
UC-0568-14 (WC-0127-14)	Waived conditions of a use permit requiring a Development Agreement to mitigate impacts of the project on 27 acres in an H-1 zone	Approved by BCC	December 2014

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0775-14	Recreational facility with accessory food, beverage, and retail sales, live entertainment and on-premises consumption of alcohol for the start and finish line of a 5k race - expired	Approved by BCC	October 2014
UC-0568-14	High Impact Project (All Net Arena), a hotel, recreational facility for increased building height, on-premises consumption of alcohol, outdoor live entertainment, farmer's markets, arcade and motion picture production studio - expired	Approved by BCC	August 2014
AG-0441-11	Clarification of conditions of UC-0690-07 relating to temporary construction storage	Withdrawn	May 2011
VC-776-89 (RC-0061-11)	Revocation of variances for a freight staging area originally approved through VC-776-89	Withdrawn by BCC	December 2011
UC-0247-10	High Impact Project (sports arena)	Withdrawn by BCC	August 2010
RS-0012-10	Record of Survey for the property	Approved by ZA	March 2010
UC-0690-07	Temporary construction storage in conjunction with Fontainebleau Resort Hotel - expired	Approved by PC	July 2007
UC-0405-07	Temporary batch plant in conjunction with Fontainebleau Resort Hotel - expired	Approved by PC	June 2007
UC-1927-03	Expansion to a previously approved resort hotel (Palace of the Sea) - expired	Approved by PC	January 2004
UC-1699-02	Resort hotel (Voyager Resort) - expired	Approved by BCC	February 2003
VC-776-89	Variance to allow a temporary staging facility in the southeast corner of the Wet 'n' Wild parking lot	Approved by BCC	January 1990

*Additional land use applications have been previously approved on this site.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Sahara Las Vegas Resort Hotel
South	Entertainment Mixed-Use	CR	Fontainebleau Resort Hotel & Turnberry Place
East	Entertainment Mixed-Use	CR	Turnberry Towers & Westgate Resort Hotel
West	Entertainment Mixed-Use	CR	Hilton Grand Vacation Club & festival grounds

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.

The proposed resort hotel and multi-family (residential condominium) uses are compatible with the types of development that are existing within the resort corridor and CR (Commercial Resort) zoned properties. Section 30.02.17.A. states in part, that the purpose of the CR zoning district is to establish and accommodate tourist and commercial activities. Policy 5.1.3 of the Master Plan emphasizes tourism, conventions, trade shows, and gaming as just a few of Clark County'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 CR zoning designation, and the Las Vegas Boulevard Gaming Corridor. Therefore, staff can support these requests.

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.

Design Reviews

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 project consists of a contemporary design that is creatively aesthetic and architecturally unique, which is appropriate for the surrounding area. The applicant provided the appropriate amount of street landscaping, pedestrian paths, and organized vehicular circulation which benefits the future patrons and the resort's employees. The proposed street landscape areas and detached sidewalks along Las Vegas Boulevard South were integrated with pedestrian paths which includes escalators/stairs, which provide a safe and comfortable environment for pedestrians. An entry plaza with landscaping was also integrated for patrons to safely enter the arena and the podium portion of the resort hotel. The podium, which connects to the theater, convention area, and 3 proposed high rise towers were designed to function

harmoniously while meeting parking requirements, sustainability design standards, and landscaping requirements.

The proposed project supports Policy 5.1.5 of the Master Plan for reinvestment towards vacant commercial areas through redevelopment of blighted properties and the introduction of a broader mix of uses such as the proposed resort hotel, multi-family (residential condominiums), gaming, restaurant and related uses, recreational facilities, convention spaces, retail and other related uses. Staff finds the proposed project is appropriate for the area, is compatible with the surrounding land uses, and complies with multiple goals and policies from the Master Plan. For these reasons, staff recommends approval.

Public Works - Development Review

Waiver of Development Standards #1

Staff has no objection to the increase in driveway width along Las Vegas Boulevard South. The extra space provides better site circulation and increases the visibility for vehicles entering and exiting the site.

Waiver of Development Standards #2

Staff has no objection to the decreased approach distance along Paradise Road. Although the approach distance does not comply with the minimum standards, staff finds the location provides additional spacing from existing driveways and will allow vehicles to safely access the site.

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.

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 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;
- Full off-site improvements;
- Coordinate with Public Works for any pedestrian bridges over public right-of-way and if required execute an agreement;
- No advertising on pedestrian bridges within the public right-of-way;
- Coordinate with Westgate Resort APN 162-10-310-002 for the proposed pedestrian bridge over Paradise Road;
- Coordinate with Public Works - Design Division on the proposed improvements for the Karen Avenue and Paradise Road intersection;
- Coordinate with Public Works - Design Division on the proposed improvements for newly created intersection on Paradise Road south of the Karen Avenue and Paradise Road intersection;
- Maintain the required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes;
- Vacate any unnecessary rights-of-way and/or easements;
- 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.

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.
- 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 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 to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions; to show on-site fire lane, turning radius, and turnarounds; that fire/emergency access must comply with the Fire Code as amended; and to contact Khoyt@clarkcountynv.gov to arrange a meeting with Fire Prevention for this project.

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 #0286-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Winchester - approval.

APPROVALS:

PROTESTS:

APPLICANT: ALL NET LAND DEVELOPMENT, LLC

CONTACT: STEELMAN PARTNERS, 3330 W. DESERT INN ROAD, LAS VEGAS, NV 89102