

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0053-305CCD LLC:

HOLDOVER AMENDED USE PERMITS for the following: **1)** transient and non-transient hotel; **2)** day and nightclub; and **3)** offices as a principal use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase drive aisle length (no longer needed); **2)** reduce loading spaces; **3)** reduce throat depth; and **4)** alternative street designs.

DESIGN REVIEWS for the following: **1)** a shopping center; and **2)** a hotel and convention center complex on 6.03 acres in a CR (Commercial Resort) Zone.

Generally located on the south side of Convention Center Drive and the west side of Debbie Reynolds Drive within Winchester. TS/hw/kh (For possible action)

RELATED INFORMATION:

APN:

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

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the length of a parking drive aisle to 410 feet where 400 feet is the maximum per Section 30.04.04H (a 2.5% increase) (no longer needed).
2. Reduce the number of loading spaces to 5 spaces where 39 spaces are required per Section 30.04.04I (an 87% reduction).
3.
 - a. Reduce the throat depth of the eastern driveway along Convention Center Drive to 3 feet where 150 feet is the standard per Uniform Standard Drawing 222.1 and Section 30.04.08C (a 98% reduction).
 - b. Reduce the throat depth of the northern driveway along Debbie Reynolds Drive to 5.5 feet where 150 feet is the standard per Uniform Standard Drawing 222.1 and Section 30.04.08C (a 96% reduction).
 - c. Reduce the throat depth of the central driveway along Debbie Reynolds Drive to 36 feet where 150 feet is the standard per Uniform Standard Drawing 222.1 and Section 30.04.08C (a 76% reduction).
 - d. Reduce the throat depth of the central driveway along Debbie Reynolds Drive to 5 feet where 150 feet is the standard per Uniform Standard Drawing 222.1 and Section 30.04.08C (a 96% reduction).
4.
 - a. Reduce the departure distance between Convention Center Drive and the northern driveway along Debbie Reynolds Drive to 73 feet where 190 feet is the standard per Uniform Standard Drawing 222.1 and Section 30.04.08C (a 61% reduction).
 - b. Reduce the approach distance between the southern driveway along Debbie Reynolds Drive and Desert Inn Road to 125 feet where 150 feet is the standard per Uniform Standard Drawing 222.1 and Section 30.04.08C (a 16% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 305 Convention Center Drive
- Site Acreage: 6.03
- Project Type: Hotel, convention, and shopping center complex
- Number of Stories: 52 (hotel tower)/4 (convention center)/2 (shopping center)
- Building Height (feet): 620 (hotel tower)/152 (convention center)/110 (shopping center)
- Square Feet: 798,219 (hotel)/55,600 (convention center)/66,750 (shopping center)/920,569 (overall)
- Parking Required/Provided: 907/1,262
- Sustainability Required/Provided: 7/7.5

Site Plan

The plan depicts a currently undeveloped, inverted L-shaped 6.03 acre lot located at the southwest corner of Convention Center Drive and the west side of Debbie Reynolds Drive. The site plans show the proposed 920,569 square foot hotel, convention center, and shopping and entertainment complex will be a series of 5 connected buildings each serving a particular purpose. The buildings are split into 2 groups of structures with the shopping and entertainment center consisting of 2 buildings in the northwest corner of the site and the hotel and convention center consisting of 3 buildings in the longer eastern portion of the site. The shopping and entertainment complex called the “Majestic Plaza” consists of a main 65,000 square foot rectangular, stair stepped building with 32,500 square foot footprint that runs east to west with a smaller 1,750 square foot square shaped, outparcel building located 16 feet northeast of the main retail building. The main shopping center building is shown to be set back 63 feet from Convention Center Drive, 50 feet from the northwestern property line, and 60 feet from the western southern property line with the outparcel building set back 45 feet from Convention Center Drive. The plans show the space between these 2 buildings will be a hardscaped outdoor plaza area that will also connect to the hotel and convention center building to the east.

The main hotel and convention center building is shown to consist of 3 connected buildings functioning as 1 building. This combined structure is primarily located in the entire eastern portion of the site running north to south along Debbie Reynolds Drive. The hotel and convention center building are located 75 feet east of the Majestic Plaza and connected by a loading area structure. The hotel tower portion of the main building is on the northeast corner of the site with a total approximate footprint of 25,536 square feet and an overall area of 798,219 square feet spread over 604 rooms. The hotel tower is set back 75 feet from Convention Center Drive and 45 feet from Debbie Reynolds Drive. A parking garage structure is shown connected to and directly south of the hotel tower. The parking garage structure extends approximately 465 feet south with an overall footprint of approximately 60,000 square feet with a rectangular shape. The parking garage is set back 15 feet from Debbie Reynolds Drive and 15 feet from the southwestern property line. Finally, the convention center building is shown to be directly south and connected to the parking garage with a square shape generally located in the very

southeastern corner of the site. The convention center has a footprint of 14,906 square feet with an overall area of 55,600 square feet. The convention center is set back 15 feet from Debbie Reynolds Drive, 15 feet from the southwestern property line, and 26 feet from Desert Inn Road.

The site will be accessed from Convention Center Drive and Debbie Reynolds Drive. There will be 2 driveways along Convention Center Drive; 1 in the northwest corner of the site and another centrally located along the frontage with Convention Center Drive with both driveways shown to be 36 feet wide. Along Debbie Reynolds Drive, a total of 3 driveways will be provided with 1 located directly east of the hotel tower approximately 73 feet south of Convention Center Drive. The other 2 driveways will directly access the parking garage with 1 driveway located in the northern portion of the garage approximately 44 feet south of the northernmost driveway along Debbie Reynolds Drive and the second located in the southern portion of the garage located approximately 125 feet north of Desert Inn Road. The driveway directly east of the hotel tower is shown to be 32 feet wide with the northern driveway accessing the parking garage being 36 feet wide and the southern driveway being 40 feet wide. The driveways along Convention Center Drive ultimately access a series of drive aisles that run along the north side of the building parallel to Convention Center Drive and that wrap around the western and southern sides of the shopping center to access the rear and basement loading areas and the parking garage. These drive aisles are 25 feet to 36 feet wide.

Parking is provided in 2 locations on the site. An underground parking garage is provided under the shopping center and contains 352 parking spaces, which include tandem valet spaces. The main parking garages connected to the hotel tower also provide 910 parking spaces. In total 1,262 parking spaces are provided where 907 parking spaces are required. The drive aisles within the parking garage are shown to be approximately 410 feet long.

Landscaping

Along Convention Center Drive, a 10 foot to 25 foot wide landscape area is provided with the landscape area increasing in width in front of the hotel tower. This landscape area consists of a 5 foot wide landscape strip along the street followed by a 5 foot wide detached sidewalk followed by a 5 foot to 20 foot wide landscape strip. Within this landscaping area, 12 Kidneywood (*Eysenhardtia orthocarpa*), 6 Shoestring Acacia (*Acacia stenophylla*), and 5 Willow Acacia (*Acacia salicina*) trees are provided for a total of 23 large or large equivalent trees. The trees are placed mostly along the back side of the landscape area due to the sight visibility zones and pedestrian safety bollards in the front landscape area and are spaced 20 feet to 30 feet apart on center.

Along Debbie Reynolds Drive, a 10 foot wide landscape area is provided with this landscape area consisting of a 5 foot wide landscape strip along the street followed by a 5 foot wide detached sidewalk followed by another 5 foot wide landscape strip. Within this landscaping area, 4 Kidneywood, 16 Shoestring Acacia, 4 Willow Acacia, and 2 Mulga (*Acacia aneura*) trees are provided for a total of 25 large or large equivalent trees. The trees are mostly placed within either the front or back landscape strip. In front of the hotel tower, trees are placed in the rear landscape area due to sight visibility zones, while the trees are clustered in the front landscape strip to better screen the parking garage. Trees along Debbie Reynolds Drive are spaced between 10 feet and 30 feet on center.

Along Desert Inn Road, a 21 foot to 31 foot wide landscape area is provided with the landscape area increasing in width from west to east. This landscape area consists of a 5 foot wide landscape strip along the street followed by a 5 foot wide detached sidewalk followed by a 16 foot to 26 foot wide landscape strip. Within this landscaping area, 5 Shoestring Acacia and 1 Mulga tree are provided for a total of 5.5 large or large equivalent trees. These trees are staggered on both sides of the sidewalk and spaced 30 feet apart on center.

Overall, a total of 43 large or large equivalent trees are required on all 3 street frontages with 16 trees required along Convention Center Drive, 23 trees required along Debbie Reynolds Drive, and 4 trees required along Desert Inn Road. In total, 53 trees of various sizes have been provided with a total of 51 trees qualifying as large or large equivalent.

Additional landscaping has been provided along the northwestern property line and the western southern property line as a buffer to the adjacent uses. Along these property lines is a 6 foot tall decorative wall with a 10 foot wide landscape strip. This landscape strip contains Shoestring Acacia trees spaced every 30 feet on center. A total of 25 trees have been provided along the length of this buffer.

No parking lot landscaping has been provided as all parking is provided within a parking structure.

Elevations

The elevations depict a common architectural theme between the shopping and entertainment complex building and the hotel and convention center building, generally reflecting a modern aesthetic with references to mid-century and futurist architectural styles, particularly the former La Concha Motel that was located nearby. The shopping and entertainment complex building is shown to be 2 stories and 110 feet tall to the top of the roof structures. The plans show the shopping and entertainment complex buildings will be comprised of a mix of glass and painted stucco walls. The northern façade which faces Convention Center Drive will primarily be glass with beige painted stucco parapet walls. The eastern and western facades will be beige painted stucco walls with a backlit steel grid placed over top. The southern façade will consist of white painted stucco and glass with the black-lit steel grid placed over top. The shopping and entertainment complex building will have a metal decorative parabolic roof placed on top of the roof.

The hotel tower and convention center building share similar architectural features. The hotel tower has an overall height of 620 feet with a 100 foot tall podium. The podium portion of the tower will be comprised of neutral tone stone and stucco with the peak portion of the tower containing similar elements. The podium portion of the building will also have a thin-shell shaped concrete porte-cochère structure on the northern façade. The tower body will mainly be comprised of a lighted steel trellis system with a clay colored window curtainwall glazing system. Pop-outs of the tower will be comprised of painted EIFS panels. The roof will be fitted with a decorative metal parabolic roof shade with solar panels. The convention center portion of the building will have an overall height of 152 feet and comprised of 4 stories and will have a similar stone, stucco, and EIFS exterior with the window consisting of the same clay colored storefront glazing window system. The convention center roof will also be fitted with a

decorative metal parabolic roof structure. The parking garage will be constructed of complementary painted EIFS panels and will rise 80 feet high.

Floor Plans

The plans for the shopping and entertainment complex show the buildings will be divided into 6 different suites of varying sizes. The suites within the main building are shown to be shell suites with 2 stories and varying in size between 10,000 square feet and 16,000 square feet across both floors with the outparcel suite being 1,750 square feet. Underground parking levels are also shown.

The plans of the combined hotel, convention center, and garage show a total of 52 floors within the tower, 7 floors of parking, and 5 floors within the separate convention center. The plans show the basement levels contain parking, receiving, trash, and utility areas. Floors 1 and 2 within the hotel tower will contain the lobby, as well as various lounge, bar, restaurant, and back of house spaces. Floors 3 and 4 contain meeting and conference rooms, while Floor 5 will have additional restaurant, kitchen, game room, bars, and pool areas. Floors 6 through 10 will contain rooms, Floor 11 is shown to be a gym space with locker rooms and group workout areas. Floor 12 is shown to be a future day space area. Floors 13 through 44 will also contain rooms. Floors with rooms will generally have 20 rooms. Floors 45 through 50 will contain larger suites and penthouses. Floors 50 and 51 will contain the day/nightclub space along with additional restaurant space. There will be a total of 604 rooms.

The separate convention center will contain 5 floors each with various meeting and conference rooms of various sizes and all 7 floors of the parking garage will contain parking with the roof of the parking garage supporting the pool area which have a total of 10,824 square feet of pool area and 1,219 square feet of spa area.

Applicant's Justification

The applicant indicates the proposed project is a 620 foot high hotel with restaurants, retail, convention/meeting rooms and associated incidental areas and uses, and a commercial shopping center (retail, restaurants, other commercial and office uses). The hotel consists of 604 hotel rooms and the shopping center (plaza) is a total of 66,750 square feet. The need for reduced loading spaces is based on the operational needs of the site and the increase in drive aisle length is justified as there are no dead ends and will not affect access or traffic. The modified driveway designs are due to the shape of the lot and the general operation of the driveways.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0552	Allowed a shopping center with alcohol sales, retail, outside dining, live entertainment, offices, and underground parking	Approved by BCC	October 2023
VS-20-0328	Vacated and abandoned a 7 foot wide portion of Convention Center Drive for detached sidewalks - expired	Approved by PC	September 2020

Prior Land Use Requests

Application Number	Request	Action	Date
TM-19-500172	1 lot commercial subdivision - expired	Approved by PC	October 2019
UC-18-0753	Permitted a 720 room, 620 foot tall resort hotel with medical spa, retail, and convention facilities - expired	Approved by BCC	May 2019
UC-1434-07	Allowed a 780 room, 310 foot tall resort hotel - expired	Approved by BCC	January 2008
DR-0464-01	Increased sign area in conjunction with a hotel/casino renovation - expired	Approved by BCC	June 2001
UC-455-92	Allowed the remodel of an existing hotel and re-established the casino use - expired	Approved by PC	January 1993
VC-535-87	Allowed the construction of an 11 story, 269 room hotel addition - expired	Approved by BCC	November 1987
UC-22-83	Permitted a family entertainment center in conjunction with an existing hotel and casino - expired	Approved by BCC	April 1983
AC-22-77	Allowed a 225 room addition to an existing hotel - expired	Approved by PC	May 1977
AC-21-77	Allowed a 113 room addition to an existing motel - expired	Approved by PC	April 1977

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	PF	Las Vegas Convention Center
South	Entertainment Mixed-Use	CR	Wynn Las Vegas Resort Hotel & multi-family development
East	Entertainment Mixed-Use	CR	Resort condominiums, hotel, & undeveloped
West	Entertainment Mixed-Use	CR	Resort condominiums & office/retail complex

Related Applications

Application Number	Request
SDR-25-0054	A sign design review for wall, roof, freestanding, directional, and animated signs is a companion item on this agenda.
VS-25-0055	A vacation and abandonment of portions of rights-of-way 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.

The purpose of the Commercial Resort zoning district and the Entertainment Mixed-Use land use designation is to provide for the development of gaming enterprises, compatible commercial uses, and mixed commercial and residential uses, and to prohibit the development of incompatible uses that are detrimental to gaming enterprises. The predominant land uses in the area include casinos, resorts, hotels, motels (greater than 3 stories), resort condominiums, and amusement parks. Additionally, the northwestern portion of the site is also located within the Las Vegas Boulevard Gaming Corridor. The proposed hotel includes 604 hotel rooms with additional rooms allocated for convention facilities with meeting rooms. A multitude of commercial uses are provided in conjunction with the proposed hotel including, retail uses, restaurants, day spa, offices, and a day and nightclub. The proposed uses associated with the hotel are consistent and compatible with the surrounding land uses and properties in the area. Retail uses, restaurants with outside dining and drinking, taverns, supper clubs, service bars, and day and nightclubs are common amenities associated with both gaming and non-gaming hotels located within the Gaming Corridor. The proposed day and nightclub provides additional amenities to the patrons of the hotel and the surrounding developments and will be completely indoors and nearly 600 feet above grade, which should prevent any issues from noise. Additionally, the other proposed commercial uses are either located within the hotel or located immediately adjacent to the hotel. Staff finds the proposed uses should not have a negative or detrimental impact on the surrounding properties. Finally, the proposed request also comply with Master Plan Policies 1.4.4 and 5.1.3 and Winchester/Paradise Specific Policy WP-3.1, which all encourage the continued development of the tourist based economic activities in the area particularly in-fill and underutilized parcels. Therefore, staff recommends approval.

Waivers of Development Standards

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

Waiver of Development Standards #1

No longer needed.

Waiver of Development Standards #2

Staff finds the reduction to the number of loading spaces should have minimal to no impact on the proposed hotel development. Reductions in overall loading spaces is common with large hotels and resorts due to the square footage of the rooms being used to calculate loading spaces. The applicant is proposing a total of 5 loading spaces with 3 provided for the hotel within the basement level and 2 provided for the plaza, which staff agrees should be sufficient particularly due to the limited frequency of deliveries to hotel uses. For these reasons, staff can support this request.

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.

Although the proposed development is not a resort hotel since there is not any gaming, it is similar to a resort hotel regarding the numerous amenities attracting tourists. The proposed design of the hotel and associated commercial uses consist of a contemporary design that is aesthetically pleasing and architecturally diverse, which is appropriate for the surrounding area. Additionally, the design is unique taking inspiration from the hotels of old Las Vegas and referencing architecturally significant buildings. The street landscape areas along Convention Center Drive, Debbie Reynolds Drive, and Desert Inn Road also include 15 foot to 36 foot wide landscape areas, some even with bollards for safety, which exceed the 15 foot minimum requirement and are providing street trees at an increased rate. A multitude of commercial uses are provided in conjunction with the proposed hotel including retail uses, restaurants, and a day and nightclub. The proposed hotel and associated commercial uses are supporting a diversity of land uses within a multi-storied structure, which enhances the attraction of the Gaming Corridor. Finally, the proposed buildings are incorporating several sustainability efforts such as rooftop solar panels, low water need trees, and increased tree cover. Staff finds the proposed hotel and its associated uses 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 could support this request but is unable to as staff is not supporting waivers of development standards #3 and #4.

Public Works - Development Review

Waiver of Development Standards #3

Staff finds that the reduced throat depth for the commercial driveways on Convention Center Drive and Debbie Reynolds Drive will result in on street stacking of vehicles as the area sees a high volume of traffic generated by the convention center to the north. A site redesign would allow for the commercial driveways to meet the minimum standards.

Waiver of Development Standards #4

Staff cannot support the reduction in approach distance for the northernmost driveway on Debbie Reynolds Drive and departure distance for the southernmost driveway on Debbie Reynolds

Drive. Staff has concerns with the volumes of traffic the area creating conflicts with movements from both driveways.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

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].)

Staff Recommendation

Approval of the use permits and waiver of development standards #2; denial of waivers of development standards #3 and #4 and the design reviews.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Expunge UC-23-0552;
- 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 prior to the approval of the grading permit;
- 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;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Applicant to coordinate with Public Works - Traffic Division for a pedestrian crossing on Convention Center Drive.
- 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, 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 issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for

incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed; the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

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

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC: Winchester - approval.

APPROVALS: 2 cards

PROTESTS: 11 cards, 8 letters

COUNTY COMMISSION ACTION: March 19, 2025 – HELD – To 05/21/25 – per the applicant.

APPLICANT: LORENZO DOUMANI

CONTACT: LEBENE OHENE, 520 S. FOURTH STREET, LAS VEGAS, NV 89101