



Winchester Town Advisory Board

Winchester Dondero Cultural Center

3130 S. McLeod Dr.

Las Vegas, NV 89121

February 25, 2025

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Secretary Name at Secretary's Phone Number.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - If there are additional locations where supporting materials are available, insert them here. If not, delete this bullet.
 - Supporting material is/will be available on the County's website at specific Board/Council website.

Board/Council Members: April Mench
 Judith Siegel
 Cristhian Barneond
 Christopher Hooper
 Brad Evans

Secretary: Mallory Cristales, (213) 949-0805, mallory.cristales@outlook.com
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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

I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments

will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for January 28, 2025. (For possible action)
- IV. Approval of the Agenda for February 25, 2025 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items:
- VI. Planning and Zoning

1. SDR-25-0054-305CCD, LLC

SIGN DESIGN REVIEWS for the following: **1)** increase directional sign area; **2)** increase video electronic message units; **3)** increase the number of freestanding signs; **4)** allow roof signs; and **5)** proposed signage in conjunction with a proposed hotel and shopping center 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)

2. VS-25-0055-305CCD, LLC:

VACATE AND ABANDON a portion of right-of-way being Convention Center Drive located between Channel 8 Drive and Debbie Reynolds Drive; a portion of right-of-way being Debbie Reynolds Drive located between Convention Center Drive and Desert Inn Road; and a portion of right-of-way being Desert Inn Road located between Channel 8 Drive and Debbie Reynolds Drive within Winchester (description on file). TS/hw/kh (For possible action)

3. UC-25-0053-305CCD LLC:

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; **2)** reduce loading spaces; **3)** reduce throat depth; and **4)** alternative street design.

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)

03/19/25 BCC

- VII. General Business:
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the

record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: March 11, 2025.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
INSERT PRINCIPAL OFFICE OF PUBLIC BODY.



Winchester Town Advisory Board

January 28, 2025

MINUTES

Board Members:	Christian Barneond - Chair – PRESENT Christopher Hooper – Vice Chair – PRESENT April Mench – Member – PRESENT	Judith Siegel – Member – PRESENT Brad Evans – Member – PRESENT
Secretary:	Mallory Cristales (213) 949-0805 County Liaison: Beatriz Martinez (702) 455-0560	mallory.cristales@outlook.com beatriz.martinez@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions: Beatriz Martinez – County Liaison, Vivian Kilarski & John Marenfield– Planner, & Mallory Cristales – Secretary. The meeting was called to order at 6:00 p.m.
- II. Public Comment: None
- III. Approval of December 10, 2024
Moved by: Hooper
Action: Approved
Vote: 4-0
- IV. Approval of Agenda January 28, 2025
Moved by: Barneond
Action: Approved
Vote: 4-0
- V. Informational Items: None
- VI. Planning & Zoning

1. WS-24-0763-ANGELES DEL MAR TRUST:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) reduce building separation; and 3) increase hardscape in conjunction with an existing single-family residence on 0.17 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the north side of Vegas Valley Drive, 220 feet east of El Cajon Street within Winchester. TS/tpd/kh (For possible action)'

02/18/25 PC

2. UC-24-0734-JJNP, LLC & NPS INVESTMENT, LLC:

USE PERMIT for a proposed banquet facility in conjunction with an existing shopping center on a portion of 18.82 acres in a CG (Commercial General) Zone within the Maryland Parkway Overlay. Generally located on the west side of Market Street, 450 feet south of Sahara Avenue within Winchester. TS/tpd/kh (For possible action)

02/19/25 BCC

VII. General Business:

- Elect a New Chair and Vice Chair of the Winchester TAB (for possible action)

Moved by : Mench

Action: Approved

Vote: 5-0

Christian Barneond- Chair

Christopher Hooper- Vice Chair

- Review the Winchester Bylaws (for discussion only)

VIII. Public Comment: None

IX. Next Meeting Date

The next regular meeting will be February 11, 2025 at 6:00 p.m.

X. Adjournment

The meeting was adjourned at 6:54pm

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., FEBRUARY 25, 2025**

03/19/25 BCC

1. **SDR-25-0054-305CCD, LLC**
SIGN DESIGN REVIEWS for the following: **1)** increase directional sign area; **2)** increase video electronic message units; **3)** increase the number of freestanding signs; **4)** allow roof signs; and **5)** proposed signage in conjunction with a proposed hotel and shopping center 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)

2. **VS-25-0055-305CCD, LLC:**
VACATE AND ABANDON a portion of right-of-way being Convention Center Drive located between Channel 8 Drive and Debbie Reynolds Drive; a portion of right-of-way being Debbie Reynolds Drive located between Convention Center Drive and Desert Inn Road; and a portion of right-of-way being Desert Inn Road located between Channel 8 Drive and Debbie Reynolds Drive within Winchester (description on file). TS/hw/kh (For possible action)

3. **UC-25-0053-305CCD LLC:**
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; **2)** reduce loading spaces; **3)** reduce throat depth; and **4)** alternative street design.
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)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

SDR-25-0054-305CCD, LLC

SIGN DESIGN REVIEWS for the following: **1)** increase directional sign area; **2)** increase video electronic message units; **3)** increase the number of freestanding signs; **4)** allow roof signs; and **5)** proposed signage in conjunction with a proposed hotel and shopping center 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

SIGN DESIGN REVIEWS:

1. Increase the area of directional signs to 176 square feet where 128 square feet is permitted per Section 30.05.02E (a 37% increase).
2.
 - a. Increase the area of video electronic message units to 4,988 square feet where 1,500 square feet is the maximum per Section 30.05.02H (a 236% increase).
 - b. Increase the number of video electronic message units to 10 signs where 2 signs is the maximum per Section 30.05.02H (a 400% increase).
3. Increase the number of freestanding signs on a street frontage less than 1,000 feet to 2 signs where 1 sign is the maximum per Section 30.05.02L (a 100% increase).
4. Allow a roof sign in conjunction with a hotel and shopping center where permitted by Section 30.05.03P.
5. Allow 20,092 square feet of proposed signage (directional, animated, video electronic messaging units, freestanding, roof, and walls signs) in conjunction with a hotel and shopping center complex.

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
- Square Feet: 19,200 (wall)/572 (freestanding)/144 (roof)/176 (directional)/4,988 (video electronic message units)/20,092 (overall)

Sign Plan

The signage plan depicts a total of 20,092 square feet of overall signage is being proposed between the proposed hotel and shopping center buildings with a total of 35 total signs proposed. On the shopping center building, a total of 17 signs and 11,184 square feet of signage is proposed. The north façade of each suite will be fitted with 3 wall signs, one 14.5 foot tall and 48 foot wide video electronic unit sign, one 30 foot tall and 48 foot wide illuminated wall signs, and one smaller 6 foot by 12 foot illuminated wall sign. Two, 6 feet by 12 feet roof signs will be placed on the northeast corner of the outparcel building. One roof sign will face north while the other will face east.

On the hotel tower building, a total of 12 signs are proposed for a total of 8,160 square feet. The plans show near the top of the tower a 21 foot by 60 foot channel letter wall sign be placed in the top right corner of the building on each façade. On the eastern and western facades one, 10 feet by 30 feet illuminated wall signs will be placed at the base and top of the podium portion of the building. On the northern façade of the building, one 10 foot by 30 foot illuminated wall sign will be placed on the top corners of the podium portion of the building. Finally, a 3,460 square foot, 20 foot tall video wall will wrap around the southern, western, and eastern facades of the convention center portion of the building in the southern portion of the site.

Finally, 2 freestanding signs and 4 directional signs are proposed on site. The freestanding signs are shown to be 22 feet tall with one sign located on the west side of the northwestern driveway along Convention Center Drive and on the east side of the driveway in center part of the Convention Center Drive frontage. Both signs are shown to be set back 10 feet from the right-of-way. Additionally, both signs also contain a 14 foot by 11 foot LED video electronic message unit. The 4 directional signs are shown completely along the Debbie Reynold Drive frontage. These are shown on the north and south sides of the northern 2 driveways and set back 2 feet from the right-of-way and outside sight visibility zones. The signs are shown to be 5 feet tall and with each 44 square feet in size.

The signage for the site is proposed as follows:

Type of Sign	Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Percent Increase	Allowed per Title 30 (sq. ft.)	# of Existing Signs	# of Proposed Signs	Total # of Signs
Freestanding	0	572	572	n/a	8,156	0	2	2
Wall	0	19,200	19,200	n/a	98,729	0	27	27
Directional	0	176	176	n/a	128	0	4	4
Roof	0	144	144	n/a	0	0	2	2
Overall total	0	20,092	20,092	n/a	107,013	0	35	35

The details for the animated signs included in the signs above are listed below.

Type of Sign	Existing (sq. ft.)	Proposed (sq. ft.)	Total (sq. ft.)	Percent Increase	Allowed per Title 30 (sq. ft.)	# of Existing Signs	# of Proposed Signs	Total # of Signs
Video	0	4,988	4,988	n/a	150	0	10	10
Animated	0	0	0	n/a	150	0	0	0

Applicant's Justification

The applicant indicates the project is located across the street from the expanded areas of the Las Vegas Convention Center and is approximately a half mile east of Las Vegas Boulevard South "The Strip," as result, there request is appropriate for and compatible with signage approved for the area and for other projects. The applicant also states that although this project is not a resort hotel as defined by Code, the proposed signage is appropriate for the proposed project and area and is less than typically is approved for other projects within the Resort Corridor.

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
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
East	Entertainment Mixed-Use	CR	Resort condominiums, hotel, & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Entertainment Mixed-Use	CR	Resort condominiums & office/retail complex

Related Applications

Application Number	Request
UC-25-0053	A use permit and design review for a 604 room, 620 foot tall hotel with retail and convention center is a companion item on this agenda.
VS-25-0055	A vacation and abandonment of rights-of-way for detached sidewalks 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

The proposed signage on the subject property is reviewed to determine 1) compatibility, in terms of scale and architectural features, with the site and surrounding area; 2) harmony with the character of the neighborhood; 3) impact on the surrounding land uses; and 4) the health, safety, and welfare of the inhabitants of the area.

Overall, staff finds the signs proposed as proposed are designed in a uniform fashion with similar material, colors, and fonts. Many of the signs are internal to the site and, while visible from the street, are not overly intrusive to the surrounding area. In addition, staff finds since many of the signs do not contain animation and are not illuminated, they should not cause an undue visual burden to the surrounding areas. Additionally, the signs that are animated to be faced toward major streets and away from the surrounding uses. Staff also finds the number of signs provided on the site is not unusual for the Resort Corridor where large numbers of people will be entering and exiting the site and what is proposed is generally less than the major resort hotels in the area. In terms of the proposed animated signs on the property, staff finds there are several properties in the area with animated or video signage so the proposed signage on this property should not pose any additional burden to the surrounding area. Lastly, staff finds that the signs proposed are a unique and should contribute an interesting aesthetic to the Las Vegas skyline, which promotes Policy 5.1.3 of the Master Plan that states that tourism is one of the bases of the local economy and should continue to be enhanced where possible. Given that Las Vegas Boulevard South and its surrounding area are designated as a National Scenic Byway, to which signage contributes, staff finds the proposed signage would positively contribute to the existing slate of signage in the Byway. For these reasons, staff can support this request.

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

- 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

- Applicant is advised that signs are not permitted within the right-of-way.

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)

- No comment.

**TAB/CAC:
APPROVALS:
PROTESTS:**

APPLICANT: LORENZO DOUMANI
CONTACT: CASSANDRA WORRELL, 520 S. FOURTH STREET, LAS VEGAS, NV 89101

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-25-0055-305CCD, LLC:

VACATE AND ABANDON a portion of right-of-way being Convention Center Drive located between Channel 8 Drive and Debbie Reynolds Drive; a portion of right-of-way being Debbie Reynolds Drive located between Convention Center Drive and Desert Inn Road; and a portion of right-of-way being Desert Inn Road located between Channel 8 Drive and Debbie Reynolds Drive within Winchester (description on file). TS/hw/kh (For possible action)

RELATED INFORMATION:

APN:
 162-09-805-015; 162-09-805-016

LAND USE PLAN:
 WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The plans provided show the vacation and abandonment of a portion of the Convention Center Drive, Debbie Reynolds Drive, and Desert Inn Road rights-of-way. Along the southern portion of the subject site, the plans show a 5 foot wide portion of the northern half of Desert Inn Road is proposed to be vacated. Additionally, the plans show, along the eastern portion of the site, a 5 foot wide portion of the western half of Debbie Reynolds Drive being vacated. Finally, along the northern portion of the site, the plans show a 7.5 foot wide portion of the southern half of Convention Center Drive proposed to be vacated. The applicant indicates the described portions of Convention Center Drive, Debbie Reynolds Drive, and Desert Inn Road need to be vacated in order to accommodate detached sidewalks in conjunction with the proposed hotel and shopping center complex on the subject site.

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
TM-19-500172	1 lot commercial subdivision - expired	Approved by PC	October 2019

Prior Land Use Requests

Application Number	Request	Action	Date
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
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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 & Public 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
UC-25-0053	A use permit and design review for a 604 room, 620 foot tall hotel with retail and convention center is a companion item on this agenda.
SDR-25-0054	A sign design review for wall, roof, freestanding, directional, and animated signs is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way for detached sidewalks.

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

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- The installation of detached sidewalks will require the recordation of this 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;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

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)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: LORENZO DOUMANI

CONTACT: CASSANDRA WORRELL, 520 S. FOURTH STREET, LAS VEGAS, NV
89101

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0053-305CCD LLC:

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; **2)** reduce loading spaces; **3)** reduce throat depth; and **4)** alternative street design.

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).
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 site 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 one 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 one 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 provides 910 parking spaces. In total 1,262 parking spaces are provided where 907 spaces are required. The drive aisles within the parking garage are shown to be approximately 410 feet long.

Landscaping

The plans show street landscaping is provided along Convention Center Drive, Debbie Reynolds Drive, and Desert Inn Road. Along Convention Center Drive, a 15 foot to 30 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 place of 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 15 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 26 foot to 36 foot wide landscape area is provided with the landscape area increasing in width in 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 51.5 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 spaces every 30 feet on center. A total of 25 trees have been provide along the length of this buffer.

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

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 gride 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 gyn 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 suits 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 applicant indicates 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 applicant also states the modified driveway designs are due to the shape of the lot and the general operation use 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

Prior Land Use Requests

Application Number	Request	Action	Date
VS-20-0328	Vacated and abandoned a 7 foot wide portion of Convention Center Drive for detached sidewalks - expired	Approved by PC	September 2020
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
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 rights-of-way for detached sidewalks 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 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 up, 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 infill 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

Staff finds the purpose of reviewing drive aisle length is to assure that there will not be long stretches of drive aisle with no escape or exit which could create dangerous cross traffic or stall cars in traffic jams. In this case, the extended drive aisles are located within a parking garage so traffic crossing through parking spaces creating cross traffic would not be possible. Additionally, the parking garage is design for through traffic with multiple exits so there should be little to no back-up within the garage. For these reasons staff could support this request but is unable to as staff is not supporting the other waivers of development standards.

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 could support this request but is unable to as staff is not supporting the other waivers of development standards.

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 Comprehensive Master Plan. For these reasons staff could support this request but is unable to as staff is not supporting the waivers of development standards.

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; denial of the waivers of development standards and 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:

- 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 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.

- 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 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:

APPROVALS:

PROTESTS:

APPLICANT: LORENZO DOUMANI

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



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-09-805-015 & 162-09-805-016

PROPERTY ADDRESS/ CROSS STREETS: Convention Center Dr. & Debbie Reynolds

DETAILED SUMMARY PROJECT DESCRIPTION

New Hotel Tower & Plaza: A new Hotel and Restaurant/Retail Plaza Project on the site.

PROPERTY OWNER INFORMATION

NAME: 305 CCD, LLC

ADDRESS: 3195 Bel Air Dr.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89109

TELEPHONE: 702-846-6576

CELL N/A

EMAIL: lorenzo@majesticlasvegas.com

APPLICANT INFORMATION (must match online record)

NAME: Lorenzo Doumani

ADDRESS: 3195 Bel Air Dr.

CITY: Las Vegas

STATE: NV

ZIP CODE: 89109

REF CONTACT ID # _____

TELEPHONE: 702-846-6576

CELL N/A

EMAIL: lorenzo@majesticlasvegas.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Jay Brown/Lebene Ohene

ADDRESS: 520 South Fourth Street

CITY: Las Vegas

STATE: NV

ZIP CODE: 89101

REF CONTACT ID # 173835

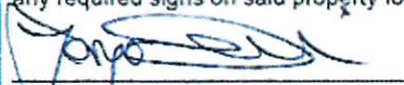
TELEPHONE: 702-598-1429

CELL N/A

EMAIL: lohene@brownlawlv.com

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

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.


Property Owner (Signature)*

Lorenzo Doumani
Property Owner (Print)

08/21/2024
Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) UL-25-0053

ACCEPTED BY blw

PC MEETING DATE _____

DATE 08/16/25

BCC MEETING DATE 03/19/25

FEES \$1,900

TAB/CAC LOCATION WInchester

DATE 02/25/25

LAW OFFICE

Brown, Brown & Premsrirut

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

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520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

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

December 30, 2024

Clark County Comprehensive Planning
Current Planning Division
500 Grand Central Parkway
Las Vegas, Nevada 89155

**Planner
Copy**

Re: 305CCD, LLC

Project: - Commercial Development - Majestic Hotel Tower & Commercial Plaza

Justification Letter: Revision 4.1 (APR-24-100907)

- **Special Use Permit: Transient and Non-Transient and Day/Night Club**
- **Waivers of Development Standards: Reduce Setbacks, Reduced Throat Depths and reduce the number of loading areas**
- **Design Reviews: Hotel and Shopping Center (Plaza) including restaurants, retail areas, offices, recreational facility, live entertainment, convention/meeting rooms and all ancillary/accessory/incidental uses and areas; and a shopping center consisting of restaurants, brew pub, retail, and offices areas & Alternative Landscaping.**

Assessors' Parcel Numbers: 162-09-805-015 & 162-09-805-016

To Whom It May Concern:

Please be advised that our Firm represents Applicant 305CCD, LLC., aka Majestic Hotel and Plaza Las Vegas. This application package is for a proposed hotel and shopping center on the subject parcels. This request is for a proposed project consisting of a high-rise hotel (tower) with, restaurants, retail areas, offices, convention/meeting rooms and all ancillary/accessory/incidental uses and areas; and a shopping center consisting of restaurants, brew pub, retail, and offices areas. The project is located on the southwest corner of Convention Center Drive and Debbie Reynolds Drive and is designed to capture and reflect the spirit of the resort corridor, amid the dynamic cityscape of Las Vegas. The site is across the street from the expanded portions of the Las Vegas Convention Center. This project is in an area that is a vibrant, urban core that is geared towards tourists and conventioners. Access to the site is from two (2) proposed driveways on Convention Center Drive and three (3) driveways on Debbie Reynolds Drive.

General Project Description:

The proposed project is a 600 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 66,600 square feet. A total of 1,181 parking spaces are provided for both the hotel and shopping center and where 1,141 spaces are required which is within the allowable 15% increase in required parking. The podium level of the hotel consists of a parking garage, pool, dining areas and live entertainment areas. A dayclub and night club are proposed within the upper levels of the hotel with a view of the Strip and Resort corridor (levels 50 & 51). A total of 5 loading spaces are provided for the entire project where 39 loading spaces are required (2 for shopping center and 3 for the hotel). The trash and recycling areas for the hotel are all located within the parking structure. The loading for the hotel and shopping center (plaza) are above ground between the hotel and the shopping plaza. The required trash enclosures are provided for both areas of the project. The required EV spaces are provided within both garages. Live entertainment areas are proposed for both the commercial plaza and the hotel. The live entertainment area for the commercial plaza is located on the northeastern portion of the plaza. The live entertainment area for the hotel is within a building on the roof top of the parking structure on the southern portion of the pool area and site.

Elevation Plans:

The maximum height of the hotel tower is up to 600 feet, and the podium level is 152.5 feet high. The commercial plaza is up to 96 feet high to the highest point. The building materials for the hotel consists of non-reflective glass curtainwall systems, steel trellis lighting systems, EIFS, thin concrete shade elements, glass front glazing systems, parabolic roof structures and complementary architectural features and accents. The building material for the shopping center consists of glass curtain wall systems, video screens (not a part of application), non-reflective glass curtain wall systems, smooth stucco wall finishes, decorative steel grid systems, parabolic metal roof shade systems and complementary architectural features and accents. The porte-cochere fronts the Las Vegas Convention Center. Proof of submittal for height determination from the FAA is provided with the application package as required by Code.

Landscaping Plans:

The plans depict a minimum 15 foot wide landscape areas with detached sidewalks along Convention Center Drive and Debbie Reynolds Drive. Along Desert Inn Road, the plans depict a proposed landscaping area ranging from 21 foot 8 inches to 33 foot wide area along the street frontage adjacent to an existing five foot wide sidewalk. An up to 15 foot wide landscaping area with two rows of off-set trees are depicted along the south property line, adjacent to the existing multifamily development. An up to 16 foot wide landscape area is provided along the west property line, adjacent to the existing multifamily development.

Floor Plans:

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The commercial Plaza is 66,600 square feet and includes a separate restaurant/bar and entertainment building located on the northeastern corner of the shopping center (plaza). The shopping center building will be divided into various tenant spaces for the restaurant, retail and office uses to suit the future tenants. The plans depict an all-suites hotel with a variety of room sizes ranging from 460 to 1,170 square feet.

Sustainability Compliance:

Sustainability points elements are provided throughout the site as indicated in the Table below.



**Clark County Comprehensive Planning Department
SUSTAINABILITY PROVISION
DEVELOPMENT TYPE: MULTI-FAMILY (5pts) / NON-RESIDENTIAL (7 pts.)
30.04.05 J Sustainability Options
To be shown on plans**

	Points
X Trees: Provide 10% more than required by Title (1 pt)	1
X Water-Efficient Planting: Provide 95% or more of plants have low or very low water needs. (1 pt)	1
X Landscape Buffer: Exceed required buffer width by 10% (1/2 pt) OR exceed buffer width by 20%. (1 pt)	1
Parking Lot Trees: Provide mature tree canopies to cover at least 50% of paved parking. (1 pt)	
Parking Lot Solar: Provide solar covers at for least 50% of the paved area (2 pts) OR between 25% and 50% (1 pt)	
X Electric Bicycles: Provide bicycle charging (1/2 pt); Provide shade to bicycle charging area (1/2 pt)	1
Mojave Native Plants Protection: Protect = to or > 5% of development footprint to remain natural area (1 pt)	
Mojave Native Plants Restoration: Restore pre-development native plants = to or > the area disturbed. (1/2 pt)	
Energy Conservation/Solar Gains: Orient plant materials south and west sides of the building. (1/2 pt)	
X Cool Roofs: Provide roof w/SRI= to or > 78 for low sloped roofs (<2.12) & or 29 for steep sloped roofs (>2.12) (1 pt)	1
Building Orientation: Orient roofs within 30° of true east-west & flat or sloped to the south. (1 pt)	
Shade Structures: Provide shade/awnings over 50% of south/west windows & doors (1 pt). Add 1 pt for each additional 25% (typically 3-foot min overhang)	
Amenity Zone Shade Structures: Provide for sidewalks or building adjacent to amenity zone. (1/2 pt)	
Shaded Walkways: Provide for at least 60% of all building facades adjacent to or facing streets, drive aisles, and gathering and parking areas (1 pt). Each additional 10% provided. (1 pt)	
Daylighting Strategies: Provide daylighting strategies to minimize artificial lighting. (1/2 pt)	
Multiple Family Ventilation: Provide floor to ceiling heights of 9 feet on all floors. (1/2 pt)	
Nonresidential Ventilation: Provide floor to ceiling heights of 11 feet on all floors. (1/2 pt)	
X Low-emissivity Glass: Provide on all south & west facing windows. (1/2 pt)	.5
Building Entrances and ADA Ramps: Shade with awning or portico or other device. (1/2 pt)	
X Alternative Energy: Cover 70% roof area in solar OR on-site solar generates 100% of project's energy OR Battery backup is provided. (2 pts for provide one of the 3)	2
Total Points:	7.5
<i>Determined by Staff</i>	Sustainability Compliant: YES/NO
<i>Determined by Staff</i>	Incentives Allowed: YES/NO

OWNER/APPLICANT SHALL BE AWARE New development shall incorporate sustainability measures into the project to achieve a minimum number of points per Section 30.04.05J. Compliance with Section 30.04.05J will be conducted during the design review and building permits of an applicable project. It is the applicant's responsibility to ensure the standards approved with the land use application will be implemented in the final building design. Any changes to sustainability measures after approval of a land use application may result in a delay in the issuance of applicable permits and the need for a new land use application. No p. or compliance with standards that are otherwise required by Title 30.

OWNER / APPLICANT declares the information provided in and statements made as part of this application are true and correct.

Signature: _____ Darrell Wood Darrell Wood
DWC-DWL
DWC-DWL@nvd.com
214-Carmel Road
Date: 2024.08.27
22 09 08-0139 Date: 8-29-24

Department of Comprehensive Planning
500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314
<http://www.clarkcountynv.gov/comprehensive-planning>

04/01/2024

A separate Comprehensive Sign Package is included as a companion item with the project.

The following are the applications required for the project:

Special Use Permits:

1. **Permit a hotel (transient and non-transient).**
2. **Permit a Day and Night Club.**

Waivers of Development Standards:

1. **Reduce the number of loading spaces to 25 where 39 spaces are required for the project.**

Justification:

The number of loading spaces provided are based on the operational needs of the project. Two (2) loading spaces are provided for the shopping center which is adequate based on operational needs for the center. A total of 3 loading spaces are provided for the hotel which serves the operational need of the hotel.

2. **Increase the length of the drive aisles within the parking garage to 410 feet where a maximum length of 400 feet is required.**

Justification:

The drive aisle is within the parking garage and is the length of the garage. These drive aisles are not dead ends and intersect with the cross drive aisles and, therefore, will no impact driving, drivers and access in the garages.

- 3.a) **Reduce the throat depth (east) of the eastern driveway on Convention Center Drive from three (3) feet (west) and to 21.5 feet (east) where 150 feet is required.**

Justification: The throat depth on the western portion of the driveway complies with the standard drawing requirements. The eastern portion does not comply with the standard drawings; however, this serves vehicles only making a turn to the porte cochere therefore, will not impact traffic entering or exiting the site.

- 3.b) **Reduce the throat depths for the northern driveway along Debbie Reynolds Drive from 5 feet 9 inches (north) and to 11 feet 11 inches (south) where 150 feet is required.**

Justification:

This is because this driveway is configured as a one-way exit only with all traffic circulating in a clockwise direction toward the exit. As this driveway is an exit only, the reduced throat depth will result in no impact on the public right-of-way because no vehicles turn into the site from Debbie Reynolds Drive. The vehicles to exit the site and to access the subterranean parking areas

which contains the valet operations.

3.c) Reduce the throat depths for the center driveway along Debbie Reynolds Drive to 36 feet 1 inch where 150 feet is required.

Justification:

This reduction is necessary for this driveway which is a two way ingress/egress into the parking garage. The L-shape of the parcel minimizes the potential placement of driveways, and the narrow width of the lot reduces the length of the throat depths of the driveways. The area within the parking structure is designed with longer ramps that will not impact the ingress and egress movements within the parking garage.

3.d) Reduce the throat depths for the southernmost driveway on Debbie Reynolds Drive to five (5) feet where 150 feet is required.

Justification:

The reduced throat depths are due to the narrow width of the site which results in reduced throat depths and the placement of the garage ramp closer to the public right-of-way. The width of the property is approximately 146 feet, which is very narrow to provide the required throat depth at this location. The operations of the hotel, loading facilities and access to the parking garage are from this driveway, therefore, the throat depth needs to be reduced to provide adequate areas for circulation within the parking structure.

4a) Reduce the departure distance for a proposed driveway on Debbie Reynolds to 73 feet 5 inches where a distance of 190 feet is required.

Justification.

This reduction will not impact the right-of-way because the vehicles exiting the driveway onto the right-of-way will either turn right or left, therefore, the movements are in two directions (left and right) and will not impact the intersection.

4.b) Reduce the approach distance to Desert Inn Road to 125 feet 4 inches where 150 feet is required at the intersection of Debbie Reynolds Drive and Desert Inn Road.

Justification:

This request is minimal and will not impact either right-of way.

Design Reviews:

1. A hotel tower (transient and non-transient).
2. A Shopping Center (plaza) (restaurants, a brew pub, retail, and office uses).

LAW OFFICE

Brown, Brown & Premsrirut

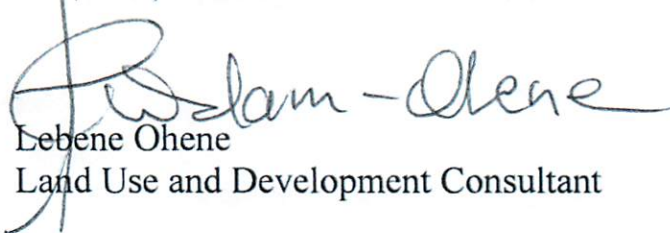
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3. Permit alternative landscaping along the street frontage.

The proposed development is an infill development in the Resort Corridor and provides an additional venue for entertainment, dining, and live entertainment to the area across from the Convention Center and promotes more walkability cutting down on emissions. This project is located within the resort corridor and the design complies with the goals and policies outlined in the Comprehensive Plan. As designed and proposed, the project is appropriate and compatible with existing, approved, and future uses in the area. On behalf of the applicant, we respectfully request your favorable review of the uses and design of the project as proposed. We look forward to your feedback and positive recommendation of the hotel and shopping center project. Please contact me at 702-598-1429 with any additional questions and or concerns with this application.

Sincerely,

BROWN, BROWN & PREMSRIRUT



Lebene Ohene
Land Use and Development Consultant



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-09-805-015 & 162-09-805-016

PROPERTY ADDRESS/ CROSS STREETS: Convention Center Dr. & Debbie Reynolds

DETAILED SUMMARY PROJECT DESCRIPTION

Majestic Project Tower/PLAZA
Vacation Application
(Detached Sidewalks)

PROPERTY OWNER INFORMATION

NAME: 305 CCD, LLC
 ADDRESS: 3195 Bel Air Dr.
 CITY: Las Vegas STATE: NV ZIP CODE: 89109
 TELEPHONE: 702-846-6576 CELL N/A EMAIL: lorenzo@majesticlasvegas.com

APPLICANT INFORMATION (must match online record)

NAME: Lorenzo Doumani
 ADDRESS: 3195 Bel Air Dr.
 CITY: Las Vegas STATE: NV ZIP CODE: 89109 REF CONTACT ID # _____
 TELEPHONE: 702-846-6576 CELL N/A EMAIL: lorenzo@majesticlasvegas.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Jay Brown/Lebene Ohene
 ADDRESS: 520 South Fourth Street
 CITY: Las Vegas STATE: NV ZIP CODE: 89101 REF CONTACT ID # 173835
 TELEPHONE: 702-598-1429 CELL N/A EMAIL: lohene@brownlawlv.com

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

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.


 Property Owner (Signature)*

Lorenzo Doumani
 Property Owner (Print)

08/21/2024
 Date

DEPARTMENT USE ONLY

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

APPLICATION # (s) VS-25-0055

ACCEPTED BY [Signature]

PC MEETING DATE _____

DATE 11/16/25

BCC MEETING DATE 03/19/25

FEES \$1,200

TAB/CAC LOCATION Winchester

DATE 02/25/25



**MCCAY
ENGINEERING**

11700 W. CHARLESTON BLVD.
SUITE #170-298
LAS VEGAS, NV 89135
JMcCay@CENTURYLINK.NET
(702) 860-3897

Date: December 10, 2024

Clark County
Department of Comprehensive Planning
500 S. Grand Central Parkway
Las Vegas, NV 89106

**RE: *Justification Letter - Vacation
Majestic
APR-24-100907***

To whom it may concern,

I am writing in conjunction with the owner, 305CCD, LLC, in support of an application for right of way vacations on parcel #162-09-805-015 and 016, which is located on the southwest corner of Convention Center Dr. and Debbie Reynolds Dr.

The applicant is proposing a commercial development containing a plaza, hotel & convention space. As part of the submittal, the applicant is requesting to vacate 5 feet of the existing right-of-way along Convention Center, Debbie Reynolds, as well as Desert inn, in order to accommodate detached sidewalk.

Thank you very much for your time and consideration. If you have any questions or comments, feel free to contact me at our office.

Best wishes,

A handwritten signature in blue ink that reads 'Jeremy S. McCay'.

Jeremy S. McCay, P.E.
Principal

**Planner
Copy**



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-09-805-015 & 162-09-805-016

PROPERTY ADDRESS/ CROSS STREETS: Convention Center Dr. & Debbie Reynolds

DETAILED SUMMARY PROJECT DESCRIPTION

Project Sign Design Review

PROPERTY OWNER INFORMATION

NAME: 305 CCD, LLC
 ADDRESS: 3195 Bel Air Dr.
 CITY: Las Vegas STATE: NV ZIP CODE: 89109
 TELEPHONE: 702-846-6576 CELL N/A EMAIL: lorenzo@majesticlasvegas.com

APPLICANT INFORMATION (must match online record)

NAME: Lorenzo Doumani
 ADDRESS: 3195 Bel Air Dr.
 CITY: Las Vegas STATE: NV ZIP CODE: 89109 REF CONTACT ID # _____
 TELEPHONE: 702-846-6576 CELL N/A EMAIL: lorenzo@majesticlasvegas.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Jay Brown/Lebene Ohene
 ADDRESS: 520 South Fourth Street
 CITY: Las Vegas STATE: NV ZIP CODE: 89101 REF CONTACT ID # 173835
 TELEPHONE: 702-598-1429 CELL N/A EMAIL: lohene@brownlawlv.com

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

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.


 Property Owner (Signature)*

Lorenzo Doumani
 Property Owner (Print)

08/21/2024
 Date

DEPARTMENT USE ONLY:

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

APPLICATION # (s) SDR-25-0054
 PC MEETING DATE _____
 BCC MEETING DATE 03/19/25
 TAB/CAC LOCATION Winchester

ACCEPTED BY HW
 DATE 1/16/25
 FEES \$1,000

DATE 02/25/25

LAW OFFICE

Brown, Brown & Premsrirut

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

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

November 4, 2024

Clark County Comprehensive Planning
Current Planning Division
500 Grand Central Parkway
Las Vegas, Nevada 89155

Planner
Copy

Re: 305CCD, LLC

Project: - Comprehensive Sign Design Review - Majestic Hotel Tower & Commercial Plaza

Justification Letter: SDR - (APR-24-100907)

**Sign Design Review: A Comprehensive Sign Package
Including Roof, Increased Wall, Animated Video Signs and
Freestanding and Directional Signs:**

Assessors' Parcel Numbers: 162-09-805-015 & 162-09-805-016

To Whom It May Concern:

Please be advised that our Firm represents Applicant 305CCD, LLC., aka Majestic Hotel and Plaza Las Vegas. This application is a Comprehensive Sign Design Review package for the proposed hotel and shopping center (plaza) on the subject parcels. The sign package is a companion item with and is in conjunction with the proposed project consisting of a high-rise hotel (tower) with restaurants, retail areas, offices, convention/meeting rooms, recreational facility and live entertainment and all ancillary/accessory/incidental uses and areas; and a shopping center consisting of restaurants, brew pub, retail, and offices areas. The project is located on the southwest corner of Convention Center Drive and Debbie Reynolds Drive and is designed to capture and reflect the spirit of the resort corridor, amidst the dynamic cityscape of Las Vegas. The site is across the street from the expanded portions of the Las Vegas Convention Center.

Project Description:

The following are the Sign types requested.

Sign Design Reviews:

A Comprehensive Sign Package including the following signs:

Wall Signs: Twenty (2 signs with a total 14,516 square feet of wall signs are proposed on the walls of the shopping center (plaza) and the walls of the hotel tower.

Electronic Signs: Electronic Message Units (Video Units): Seven (7) signs for a total of 6,848 square are proposed on the walls of the shopping center of the and hotel tower.

Electronic Signs Animation: Two (2) signs, for a total of 308 square feet for the shopping center (plaza).

Roof Signs: Two (2) signs for a total of 144 square feet are proposed for the commercial center (plaza)

Freestanding Signs: Two (2) freestanding signs are proposed for a total of 572 square feet with one sig each for the shopping center and hotel tower.

Directional Signs: A total of four (4) freestanding signs are proposed for the site.

Design Review to increase sign areas.

- 1) **Allow Electronic Sign: Electronic Message Units (Video Units):** Increase the total sign area to 6,840 square feet Video Units (Animated Signs) are proposed on the walls of the shopping center of the and hotel tower where 300 square feet is allowed.
- 2) **Electronic Sign: Electronic Message Units (Video Units):** Increase the total number of signs to seven (7) for shopping center of the and hotel tower.
- 3) **Electronic Sign Animation:** Increase the total sign area to 308 square feet Video Units (Animated Signs) are proposed on the walls of the shopping center of the and hotel tower where 300 square feet is allowed.
- 4) **Roof Signs:** Allow roof signs for the shopping center (plaza).
- 5) **Animated Signs.** Allow Animated signage not in conjunction with a resort hotel
- 6) **Directional Signs:** Increase the area of the directional signs.
- 7) **Freestanding Signs:** Increase number of freestanding signs allowed along the same street frontage (Convention Center Drive).

Justification:

The request to increase the number and square footage of electronic/animated, directional sign areas and allow the different types of signs of are typical for developments within CR zoned and the Resort Corridor. This project is located across the street from the expanded areas of the Las Vegas Convention Center and is approximately a half mile east of Las Vegas Boulevard South "The Strip," therefore, this request is appropriate for and compatible with signage approved for the area and for other projects.

Although this project is not a resort hotel as defined by Code, the proposed signage is appropriate for the proposed project and area and is less then typically approved for other projects within the Resort Corridor. The proposed signs are for a proposed shopping center and hotel on the site that is one of the few undeveloped parcels along Convention Center Drive east of Las Vegas Boulevard South. This project complies to the goals and policies outlined in the Winchester Master Plan and Master Plan for infill developments in the area and the resort

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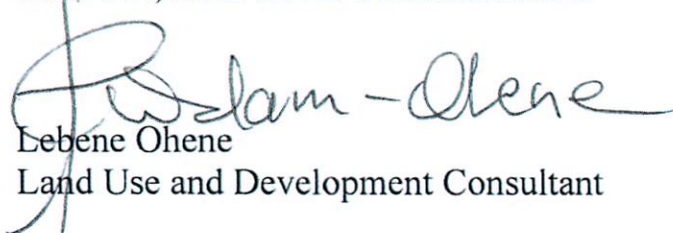
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corridor. The project provides a non-gaming hotel and venue for lodging, recreation, entertainment, retail, and dining for the area across from the Convention Center and promotes more walkability cutting down on emissions. As designed and proposed, the signage is appropriate and compatible with existing, and signage approved for other projects in the area. On behalf of the applicant, we respectfully request your favorable review of the signage proposed for this project. We look forward to your feedback and positive recommendation of the signage requested

Please contact me at 702-598-1429 with any additional questions and or concerns with this application.

Sincerely,

BROWN, BROWN & PREMSRIRUT



Lebene Ohene
Land Use and Development Consultant