



Winchester Town Advisory Board

Winchester Dondero Cultural Center

3130 S. McLeod Dr.

Las Vegas, NV 89121

July 9, 2024

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.
 - Supporting material is/will be available on the County's website at specific Board/Council website.

Board/Council Members: April Mench, Chairperson
 Dorothy Gold, Vice Chairperson
 Judith Siegel
 Cristhian Barneond
 Christopher Hooper

Secretary: Valerie Leiva, (702) 468-9839, and valerieleivaccnv@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 June 25, 2024. (For possible action)
- IV. Approval of the Agenda for July 9, 2024, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning

- 1. **DR-24-0302-RWLV FUTURE LAND, LLC:**
DESIGN REVIEW for modifications to on-site landscaping, hardscaping, and building façade update in conjunction with an existing resort hotel (Resorts World) on a portion of 86.90 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and the north side of Genting Boulevard within Winchester. (For possible action)

08/07/24 BCC

- 2. **UC-24-0300-SAIA GABRIEL GOMES JR REV LIV TR & SAIA GABRIEL GOMES JR TRS:**
USE PERMIT for a recreational facility in conjunction with a cannabis establishment within an existing office/warehouse complex on 14.0 acres in an IL (Industrial Light) Zone. Generally located on the north side of Desert Inn Road and the east side of Highland Drive within Winchester and Paradise. (For possible action)

08/07/24 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: July 30, 2024.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
3130 S. McLeod Dr., Las Vegas, NV 89121
<https://notice.nv.gov>



Winchester Town Advisory Board

June 25, 2024

MINUTES

Board Members:	Dorothy Gold – Member – PRESENT Judith Siegel – Member – ABSENT Christopher Hooper – Member – PRESENT	April Mench – Member – PRESENT Cristhian Barneond – Member – PRESENT
Secretary:	Valerie Leiva (702) 468-9839	valerieleivaccnv@outlook.com
County Liaison:	Beatriz Martinez (702) 455-0560	beatriz.martinez@clarkcountynv.gov

I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions: Beatriz Martinez – County Liaison, & Valerie Leiva – Secretary. The meeting was called to order at 6:00 p.m.

II. Public Comment: None

III. Approval of the June 11, 2024, Minutes

Moved by: Barneond

Action: Approved

Vote: 4-0

IV. Approval of Agenda for June 25, 2024.

Moved by: Gold

Action: Approved

Vote: 4-0

V. Informational Items: None

VI. Planning & Zoning

1. **SDR-24-0242-1900 DESERT INN, LLC**

SIGN DESIGN REVIEWS to reduce setback for a freestanding sign in conjunction with an existing office on 0.54 acres in a CR (Commercial Resort) Zone. Generally located on the north side of Desert Inn Road and the east side of Seneca Drive within Winchester. TS/lm/ng (For possible action)

PC: 07/16/24

Moved by: Barneond

Action: No Recommendation

Vote: 2-2

VII. General Business: None

VIII. Public Comment: None

IX. Next Meeting Date

The next regular meeting will be July 9, 2024.

X. Adjournment

The meeting was adjourned at 6:22 p.m.

DRAFT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-24-0302-RWLV FUTURE LAND, LLC:

DESIGN REVIEW for modifications to on-site landscaping, hardscaping, and building façade update in conjunction with an existing resort hotel (Resorts World) on a portion of 86.90 acres in a CR (Commercial Resort) Zone.

Generally located on the west side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and the north side of Genting Boulevard within Winchester. TS/hw/syp (For possible action)

RELATED INFORMATION:

APN:

162-09-312-002 through 162-09-312-006; 162-09-413-001 through 162-09-413-003 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3000 Las Vegas Boulevard South
- Site Acreage: 86.90 (portion)
- Project Type: Update the northeast portion of the site's landscaping, hardscape, and a proposed entrance modification for Resorts World
- Sustainability (required/provided): 7/2

Site Plan

The plan depicts an existing resort hotel (Resorts World) located on the west side of Las Vegas Boulevard South, east of Sammy Davis Jr. Drive, north of Genting Boulevard, and the north and south sides of Resorts World Drive.

The applicant is proposing to update the landscaping and hardscape design on a portion of parcel 162-09-312-004. Only the northeast portion of this parcel includes the majority of the hardscape changes. The site plan shows that the proposed design now depicts a pattern of overlapping circles which serves as interconnected plazas with low walls, and bench seating. Essentially, pedestrians may transition from the circular plazas towards the expanded walkway to the west. The applicant is expanding the existing walking from 5 feet to 10 feet wide. The walkway connects to an existing patio area; however, this patio area will be reduced and a new doorway will be added to this east facing elevation. This new entrance will be north of the existing pedestrian entrance to the restaurant/retail area.

Landscaping

Currently, the existing landscaping design on parcel 162-09-312-004 includes a diagonally striped pattern consisting of grass/rock with shrubs and trees throughout this particular area. As previously mentioned, the existing 5 foot wide pedestrian walkway west of the striped landscaping will be widened to 10 feet. The proposed landscape plan shows that the majority of the landscaping changes will occur at the northernmost portion of parcel 162-09-312-002.

The plan shows 184 new shrubs and 10 new trees will be planted around the new circular plazas. The applicant provided a significant tree plan which shows 9 trees will be removed, and 2 trees will be relocated. 10 new trees (small, medium, and large) will be planted within the project area. The applicant will replace 30 caliper inches lost from the removal of the existing significant trees, and they are providing 48 inches of caliper from new and relocated trees within the site.

Elevations

The applicant provided elevations which show the proposed plaza area within the northeastern portion of the site. This area includes 1 foot, 6 inch to 7 foot, 6 inch walls which are a part of the circular patterned plaza area. Lastly, the applicant is proposing a new entrance on the east facing elevation of the resort hotel. This new entrance is located within an existing patio area, and a portion of the patio will include a new 3 foot high fence and gate.

Applicant's Justification

The applicant is requesting to update the landscaping and hardscape at Resort Worlds. The remodel will occur within the northeast garden entrances and expand the existing walkway along the east façade to 10 feet wide. A new set of glass doors will be added to the east garden entrance. The existing patio will be reduced in size, re-gated and fenced. The new and innovative design will enhance the connection along Las Vegas Boulevard South and strengthen wayfinding to the building.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-23-900538	Pedestrian bridge spanning from the east side of Las Vegas Boulevard South (Walgreens site) to Resorts World	Approved by ZA	November 2023
AR-23-400153 (UC-22-0498)	First application for review for a recreational facility; fairgrounds; and live entertainment in conjunction with Resorts World Resort Hotel	Approved by BCC	December 2023
UC-23-0655	A second recreational facility/fairgrounds with live entertainment on parcel 162-09-312-003 only - still a part of Resorts World	Approved by BCC	November 2023
DR-23-0213	Modifications to the Resorts World sign package	Approved by BCC	June 2023
WS-23-0050	Resorts World convention center	Approved by BCC	June 2023

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0498	Recreational facility (fairgrounds) for "Enchant"	Approved by BCC	October 2022
ADR-21-900288	Modifications to Resorts World signage	Approved by ZA	June 2021
DR-21-0164	Modifications to Resorts World signage	Approved by BCC	June 2021
DR-21-0143	Modifications to Resorts World	Approved by BCC	May 2021
UC-20-0546	Monorail	Approved by BCC	October 2021
DR-20-0526	Amended comprehensive sign plan	Approved by BCC	January 2021
ADR-20-900333	Resorts World security dog facility addition	Approved by ZA	August 2020
DR-20-0261	Resorts World people mover system from the Las Vegas Convention Center to Resorts World Resort Hotel	Approved by BCC	August 2020
SC-20-0191	Street name change to Genting Boulevard	Approved by PC	June 2020
SC-20-0192	Street name change to Resorts World Drive	Approved by PC	June 2020
SC-20-0193	Street name change to Goh Tong Way	Approved by PC	June 2020
UC-0650-17	Modifications to an approved resort hotel (Resorts World)	Approved by BCC	October 2017
WS-0029-17	Temporarily waived full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	March 2017
UC-0642-16	Resort hotel with deviations for signs in conjunction with a resort hotel	Withdrawn by BCC	November 2016
UC-0754-15	Modified an approved resort hotel (Resorts World) for Phase I of development	Approved by BCC	January 2016
VS-0212-13 (ET-0028-15)	First extension of time to vacate a portion of Echelon Resort Drive at the northwest corner of Echelon Resort Drive and Las Vegas Boulevard South	Approved by BCC	June 2015
ZC-0218-14	Expanded the Gaming Enterprise District along the western boundary of the site and modified an approved High Impact Project (Resorts World)	Approved by BCC	July 2014
UC-0588-13	Modified an approved High Impact Project for a resort hotel (Resorts World)	Approved by BCC	December 2013

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0113-13	Commercial subdivision for the Resorts World site	Approved by PC	August 2013
UC-0217-13	Changed and modified temporary aesthetic improvements in conjunction with a resort hotel (Resorts World) - expired	Approved by BCC	June 2013
VS-0212-13	Vacated and abandoned a portion of Echelon Resort Drive at the northwest corner of Echelon Resort Drive and Las Vegas Boulevard South	Approved by BCC	June 2013
RS-0077-13	Record of Survey for Las Vegas Boulevard South adjacent to the site	Reviewed by Staff	May 2013

There have been several other land use applications on this site; however, these are the applications that are the most directly related to the Resorts World Resort Hotel.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	CR	Circus Circus Resort Hotel & McDonalds
South	Entertainment Mixed-Use	CR	Undeveloped
East	Entertainment Mixed-Use	CR	Shopping centers & LVCVA convention facility
West	Public Facilities & Corridor Mixed-Use	IL, CG, & PF	Clark County Fire Station, commercial, & industrial

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

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. Staff determined that the proposed changes are consistent with other resort hotel designs throughout the Resort Corridor. These requests render no negative impact to the surrounding area; therefore, staff can support these requests.

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

- 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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: GARY LAKE

CONTACT: GARY LAKE, DEVELOPERS CONSULTANTS, 3000 S. LAS VEGAS BLVD.,
LAS VEGAS, NV 89109



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-09-312-002 & 162-09-312-004 162-09-413-001, 162-09-312-003,
162-09-312-005, 162-09-312-006, 162-09-413-002
 PROPERTY ADDRESS/ CROSS STREETS: Resorts World Ave. & Las Vegas Blvd. 162-09-413-003

DETAILED SUMMARY PROJECT DESCRIPTION

Exterior Modifications to the North Entry of Resorts World Hotel & Casino to included signage

PROPERTY OWNER INFORMATION

NAME: RESORTS WORLD LAS VEGAS L L C - Gerald Gardner - RVLV Future Land LLC
 ADDRESS: 3000 S LAS VEGAS BLVD
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89109
 TELEPHONE: _____ CELL 702.286.4818 EMAIL: gerald.gardner@rwasvegas.com

APPLICANT INFORMATION (must match online record)

NAME: RESORTS WORLD LAS VEGAS L L C - Gerald Gardner
 ADDRESS: 3000 S LAS VEGAS BLVD
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89109 REF CONTACT ID # _____
 TELEPHONE: _____ CELL 702.286.4818 EMAIL: gerald.gardner@rwasvegas.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Gary Lake
 ADDRESS: 3000 S LAS VEGAS BLVD
 CITY: LAS VEGAS STATE: NV ZIP CODE: 89109 REF CONTACT ID # _____
 TELEPHONE: _____ CELL 702.271.2255 EMAIL: gdlake1@aol.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 and 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)*

Gerald Gardner
 Property Owner (Print)

6/5/2024
 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 checked="" type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) DR-24-0302

ACCEPTED BY 

PC MEETING DATE _____

DATE 6/12/24

BCC MEETING DATE 8/7/24

FEES \$1000

TAB/CAC LOCATION Winchester

DATE 7/9/24

June 12, 2024

Clark County Department of Comprehensive Planning
500 S. Grand Central Parkway, Box 551741
Las Vegas, Nevada 89155-1741

DR-24-0302

RE: Justification Letter; APR-24-100341 – Resorts World

Dear Clark County,

This application is to update the landscaping and hardscape at Resort Worlds north and east garden entrances and expand the existing walkway along the east façade to 10 feet wide.

A new set of glass doors will be added to the east garden entrance. The existing patio will be reduced in size, re-gated and fenced.

We believe this new and innovative design will enhance the connection along Las Vegas Boulevard and strengthen wayfinding to the building. Your consideration of design review approval is most appreciated.

Sincerely,



Rachel Cusimano, AIA, NCARB

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0300-SAIA GABRIEL GOMES JR REV LIV TR & SAIA GABRIEL GOMES JR TRS:

USE PERMIT for a recreational facility in conjunction with a cannabis establishment within an existing office/warehouse complex on 14.0 acres in an IL (Industrial Light) Zone.

Generally located on the north side of Desert Inn Road and the east side of Highland Drive within Winchester and Paradise. TS/tpd/syp (For possible action)

RELATED INFORMATION:

APN:

162-08-805-009; 162-08-899-034; 162-08-899-036; 162-08-899-038; 162-17-502-002

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2548 W. Desert Inn Road
- Site Acreage: 14
- Project Type: Recreational facility
- Number of Stories: 1
- Square Feet: 4,700 (recreational facility)/165,274 (total site)
- Parking Required/Provided: 390/683

Site Plans

The plans depict an existing office/warehouse complex on 14.0 acres with 3 buildings. Building A is the largest and is located east of Building B and south of Building C. Building B is the second largest and is located on the southwest corner of APN 162-08-805-009. Building C is the smallest and is located on the northeast corner of APN 162-08-805-009. Ingress and egress to the site is granted via an access point to the south of the site, off Desert Inn Road. Additionally, there is an access point off Highland Drive to the west of the site. The proposed recreational facility will occur within a portion of Building A. All existing uses were calculated to determine that 390 spaces are required where 683 spaces are provided.

Landscaping

No new landscaping is proposed or required for this request.

Elevations

The plans depict an existing single story warehouse (Planet 13) with grey and red exterior siding. There is an animated wall sign to the south of the building that states the complex name (Planet 13). A grey pitched roof covers most of the building while a portion to the south has a flat roof of varying elevations. This portion that is on the south side of the building has walls with grey and black exterior metal siding.

Floor Plans

The plans depict an open floor plan. The recreational facility will be 4,700 square feet and located between the existing banquet facility and consumption lounge (Dazed). There are 4 access points to the proposed recreational facility from within Dazed Consumption Lounge. Also, there is 1 access point from within the adjacent banquet facility.

Applicant's Justification

The applicant states the property is an existing establishment with many different uses. Doors to the building are secured and monitored 24 hours a day with IDs being checked prior to entry. A stage will be provided in the recreational facility where music will be played and various live performances will occur. All of the performances and music will not be discernable from the outside of the building. The applicant believes that this proposed use will be an asset to the building and will not cause any harm to surrounding parcels.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0438	Use permit with waivers for a cannabis establishment	Approved by BCC	September 2023
ET-22-400092 (WS-20-0082)	First extension of time for a parking lot	Approved by BCC	September 2022
UC-20-0346	Supper club	Approved by PC	October 2020
WS-20-0082	Parking lot expansion	Approved by BCC	May 2020
WS-20-0083	Increased freestanding and animated sign area with a design review for signage	Approved by BCC	May 2020
UC-19-0381	Restaurant and banquet facility	Approved by BCC	July 2019
UC-19-0380	Marijuana establishment	Approved by BCC	July 2019
WS-18-0850	Allowed roof signs and an electronic or animated sign with a design review for a retail marijuana facility	Approved by BCC	December 2018
WS-18-0703	Waivers and design reviews for signage in conjunction with a retail marijuana facility	Approved by BCC	October 2018
VS-18-0570	Vacated and abandoned a portion of right-of-way being Desert Inn Road	Approved by PC	September 2018

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0122	Marijuana establishment (dispensary)	Approved by BCC	April 2018
UC-1076-17	Marijuana establishment (retail store)	Approved by BCC	February 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Business Employment	IL	Industrial complex
East	Corridor mixed-use	IL	Industrial complex

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.

Staff finds that the request aligns with the existing uses of the complex. There is adequate parking to accommodate the increased traffic that will result from this new use. Furthermore, staff believes that the existing uses would not be negatively impacted by this commercial use. Additionally, this request aligns with the master plan's core value of a diverse and resilient economy. It is for these facts that staff can support the request for a use permit.

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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MM DEVELOPMENT

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLD 3 STE 577, LAS VEGAS, NV 89134