



Winchester Town Advisory Board

Winchester Dondero Cultural Center

3130 S. McLeod Dr.

Las Vegas, NV 89121

November 12, 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: 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 October 29, 2024. (For possible action)
- IV. Approval of the Agenda for November 12, 2024, and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning:

1. PA-24-700028-CIRCUS CIRCUS LV, LLC, ET AL:
PLAN AMENDMENT to amend the Southwest - Las Vegas Valley Transportation Map of the Clark County Master Plan, along with related text in Appendix A, from Las Vegas Blvd (200+ ft R-O-W) to Las Vegas Blvd (150+ ft R-O-W) for Las Vegas Boulevard South between Sahara Avenue and Flamingo Road within Winchester and Paradise. TS/gc (For possible action) **12/03/24 PC**

2. AR-24-400113 (UC-23-0655)-RW LV FUTURE LAND, LLC:
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: 1) a recreational facility; 2) fairgrounds; and 3) live entertainment in conjunction with an existing resort hotel (Resorts World) on a portion of 86.9 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/tpd/kh (For possible action) **12/04/24 BCC**

3. UC-24-0574-ALL NET LAND DEVELOPMENT, LLC:
USE PERMITS for the following: 1) resort hotel; and 2) multi-family dwelling.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase driveway width; and 2) reduce driveway approach distance.
DESIGN REVIEWS for the following: 1) resort hotel; 2) multi-family dwelling; 3) entertainment or recreational facilities (arena, theater, convention area, event plaza, and outdoor pool areas); and 4) all associated and accessory uses, structures, and incidental buildings and structures on 26.33 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South, 920 feet south of Sahara Avenue within Winchester. TS/jor/kh (For possible action) **12/04/24 BCC**

- VII. General Business:
 - Applications are available until November 14th at 5:30pm for appointments by the Clark County Board of County Commissioners to serve on the Winchester TAB for a two-year (2-year) term beginning January 2025 (for possible action)

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: November 26, 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

October 29, 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:	Mallory Cristales (213) 949-0805	mallory.cristales@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, Nairee Agulian– Planner, & Mallory Cristales – Secretary. The meeting was called to order at 6:00 p.m.
- II. Public Comment: None
- III. Approval of the October 8, 2024, Minutes
Moved by: Gold
Action: Approved
Vote: 4-0
- IV. Approval of Agenda for October 29, 2024.
Moved by: Gold
Action: Approved
Vote: 4-0
- V. Informational Items:
 - Life in Death Festival November 1 & 2 at Winchester at 5pm.
 - Reminder to vote, voting day is on Tuesday November 5th.
- VI. Planning & Zoning

11/19/24 PC

1. UC-24-0512-CANNON PROPERTIES, LLC:

USE PERMIT for a vehicle paint/body shop.

DESIGN REVIEW for new accessory structures in conjunction with a proposed vehicle

paint/body shop on 1.15 acres in a CG (Commercial General) Zone. Generally located on the west side of Boulder Highway, 100 feet north of Sandhill Road within Winchester. TS/rg/kh (For possible action)

Moved by: Barneond

Action: Approved

Vote: 4-0

VII. General Business:

1. Applications are available until November 14th at 5:30pm for appointments by the Clark County Board of County Commissioners to serve on the Winchester TAB for a two-year (2-year) term beginning January 2025 (for possible action)
2. Review FY 2025 budget request(s) and take input regarding suggestions for FY 2026 budget request(s). (For possible action).

VIII. Public Comment: None

IX. Next Meeting Date

The next regular meeting will be November 12, 2024 at 6pm.

X. Adjournment

The meeting was adjourned at 6:34 pm.

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., NOVEMBER 12, 2024**

12/03/24 PC

1. **PA-24-700028-CIRCUS CIRCUS LV, LLC, ET AL:**
PLAN AMENDMENT to amend the Southwest - Las Vegas Valley Transportation Map of the Clark County Master Plan, along with related text in Appendix A, from Las Vegas Blvd (200+ ft R-O-W) to Las Vegas Blvd (150+ ft R-O-W) for Las Vegas Boulevard South between Sahara Avenue and Flamingo Road within Winchester and Paradise. TS/gc (For possible action)

12/04/24 BCC

2. **AR-24-400113 (UC-23-0655)-RW LV FUTURE LAND, LLC:**
USE PERMITS FIRST APPLICATION FOR REVIEW for the following: **1)** a recreational facility; **2)** fairgrounds; and **3)** live entertainment in conjunction with an existing resort hotel (Resorts World) on a portion of 86.9 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/tpd/kh (For possible action)
3. **UC-24-0574-ALL NET LAND DEVELOPMENT, LLC:**
USE PERMITS for the following: **1)** resort hotel; and **2)** multi-family dwelling.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase driveway width; and **2)** reduce driveway approach distance.
DESIGN REVIEWS for the following: **1)** resort hotel; **2)** multi-family dwelling; **3)** entertainment or recreational facilities (arena, theater, convention area, event plaza, and outdoor pool areas); and **4)** all associated and accessory uses, structures, and incidental buildings and structures on 26.33 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South, 920 feet south of Sahara Avenue within Winchester. TS/jor/kh (For possible action)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-24-700028-CIRCUS CIRCUS LV, LLC, ET AL:

PLAN AMENDMENT to amend the Southwest - Las Vegas Valley Transportation Map of the Clark County Master Plan, along with related text in Appendix A, from Las Vegas Blvd (200+ ft R-O-W) to Las Vegas Blvd (150+ ft R-O-W) for Las Vegas Boulevard South between Sahara Avenue and Flamingo Road within Winchester and Paradise. TS/gc (For possible action)

RELATED INFORMATION:

APN:

List on file

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Applicant's Justification

The Board of County Commissioners (BCC) directed staff on July 17, 2024 (AG-24-900342) to initiate a Master Plan Amendment to the Southwest - Las Vegas Valley Transportation Map of the Clark County Master Plan. The Master Plan Amendment consists of amending Las Vegas Boulevard South from Sahara Avenue to Flamingo Road from "Las Vegas Blvd (200+ ft R-O-W)" to "Las Vegas Blvd (150+ ft R-O-W)" along with related text in Appendix A. The proposed amendment will align better with existing development and allow Public Works more flexibility in the design of Las Vegas Boulevard South in the area.

STANDARDS FOR ADOPTION:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

Staff can support the request to reduce the right-of-way width for Las Vegas Boulevard South in the Master Plan. The proposed amendment will align better with existing development. The majority of the sites along the alignment are already developed with off-site improvements installed. The reduction in right-of-way width will still allow for additional lanes in the future. For these reasons, staff finds the request appropriate.

Public Works - Development Review

Staff can support the request to reduce the right-of-way width for Las Vegas Boulevard, with a majority of the sites already developed and improvements installed the reduction will still allow the additional lanes in the future.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 8, 2025 at 9:00 a.m., unless otherwise announced.

If this request is adopted, 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.

STAFF ADVISORIES:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

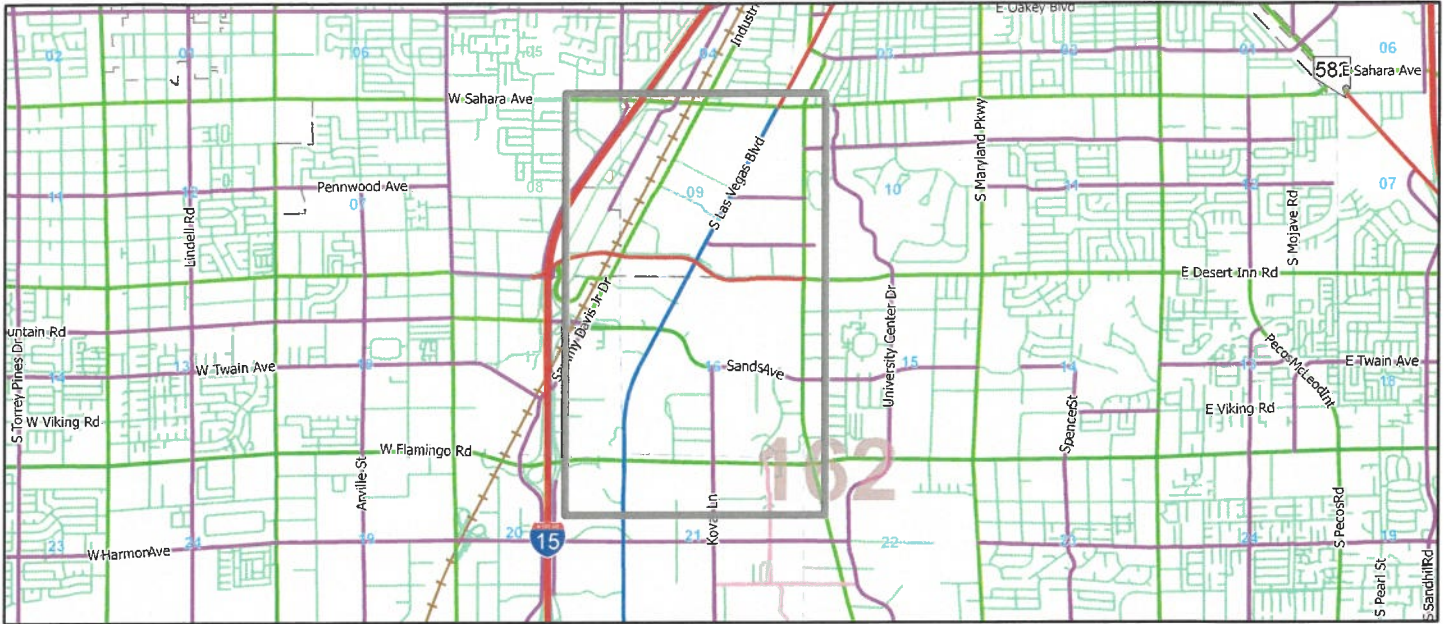
PROTEST:

APPLICANT: CLARK COUNTY COMPREHENSIVE PLANNING

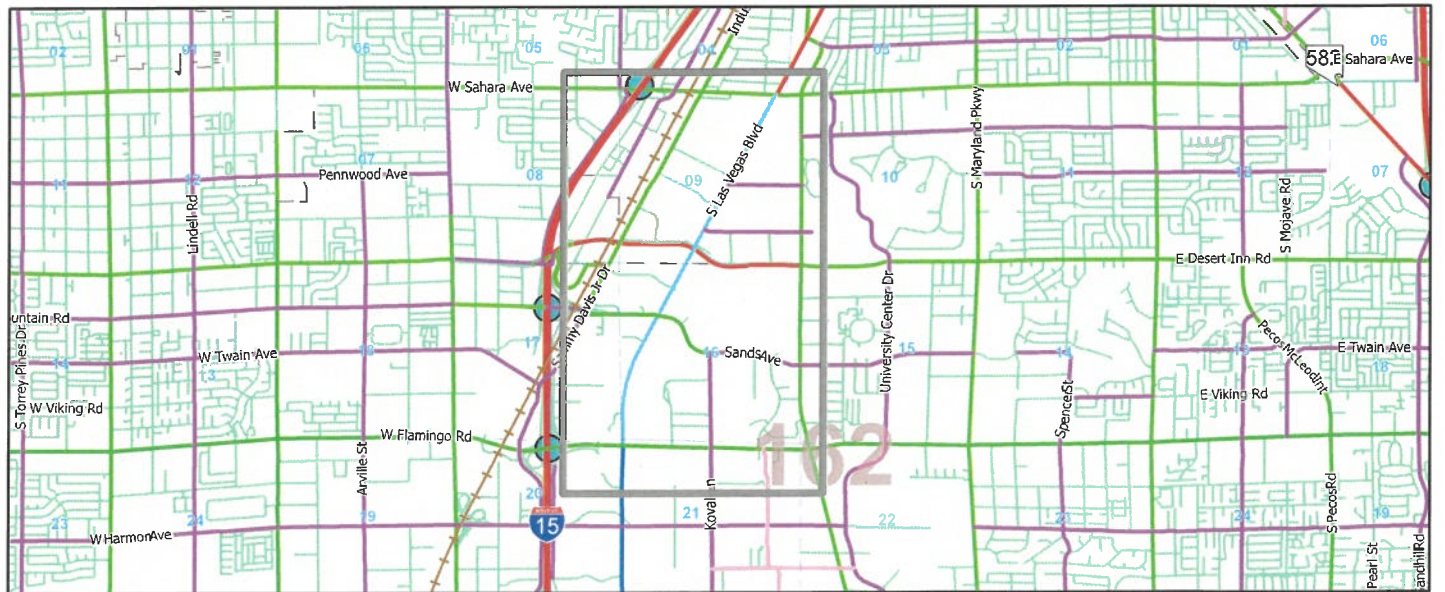
CONTACT: CLARK COUNTY COMPREHENSIVE PLANNING, 500 S. GRAND CENTRAL PARKWAY, 1ST FLOOR, LAS VEGAS, NV 89155

Transportation Plan Amendment PA-24-700028

DRAFT



Current



Requested

- | | |
|-----------------------------------|---------------------------|
| Interstates/State Hwys (per NDOT) | Collectors (80+ ft R-O-W) |
| Beltway | Collectors (60+ ft R-O-W) |
| Las Vegas Blvd (200+ ft R-O-W) | Local Street |
| Las Vegas Blvd (150+ ft R-O-W) | Railroads |
| Arterials (120+ ft R-O-W) | Interchanges |
| Arterials (100+ ft R-O-W) | |

Winchester & Paradise Clark County, Nevada

Note: Categories denoted in the legend may not apply to the presented area.

12/04/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-24-400113 (UC-23-0655)-RW LV FUTURE LAND, LLC:

USE PERMITS FIRST APPLICATION FOR REVIEW for the following: **1)** a recreational facility; **2)** fairgrounds; and **3)** live entertainment in conjunction with an existing resort hotel (Resorts World) on a portion of 86.9 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/tpd/kh (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

USE PERMITS:

1. Outdoor recreational facility for limited events.
2. Fairgrounds.
3. Live entertainment not accessed from inside a resort hotel where required to be accessed from the inside per Table 30.44-1.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3000 Las Vegas Boulevard South
- Site Acreage: 86.9 (portion)
- Project Type: Recreational facility
- Parking Required/Provided: 5,485/7,420

Site Plan

The approved 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. With the original application, the applicant proposed an additional outdoor recreational facility for limited events and fairground with live entertainment located solely on APN 162-09-312-003. This specific parcel is located north of Resorts World Drive, west of Las Vegas Boulevard South. The west half of this parcel includes 236 parking spaces for the public to utilize in addition to 7,184 existing parking spaces throughout the resort hotel grounds. The subject parcel has an overall area of 9.6 acres, and a 1.6

acre portion is being used as future recreational facility and fairground event space. Furthermore, aerial photos show that this portion of the subject parcel is screened from the right-of-way. Lastly, an emergency access route as required per the Clark County Fire Department is located around the perimeter of the 1.6 acre portion site for the recreational facility/fairground.

Landscaping

A detached sidewalk with landscape areas on each side of the sidewalk exists along Genting Boulevard and Goh Tong Way.

Elevations & Floor Plans

No elevations or floor plans were submitted with the original application, nor required, since the nature of the proposal is for various temporary recreation/event and fairground uses that will change depending on the type of event.

Previous Conditions of Approval

Listed below are the approved conditions for UC-23-0655:

Comprehensive Planning

- 1 year to review to determine if the use of the property pursuant to this application warrants an amendment to the Resorts World Development Agreement.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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 that this application must commence within 2 years of approval date or it will expire.

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.

Applicant's Justification

The applicant states that each event is different from one another. Thus, each event has its own Emergency Action Plan that ensures safety for the participants who attend the events. The Department of Environment and Sustainability has issued a dust control permit to the applicant. The applicant indicates that the tents to the events are temporary in nature because of time schedule for each one. Furthermore, the applicant is requesting an additional 1 year to have the events occur on the subject parcels but indicates that 3 years are preferred for the recreational facility. Additionally, the applicant states the existing screened fencing will remain with the existing landscaping.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-24-0302	Modifications to on-site landscaping, hardscaping, and building facades	Approved by BCC	August 2024
AR-23-400153 (UC-22-0498)	First application for review for a recreational facility and live entertainment	Approved by BCC	December 2023
UC-23-0655	Recreational facility and live entertainment	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
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-20-0174	Fabric membrane structure (convention exposition hall) and temporary wall sign (static) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	May 2020
ADR-19-900875	Modified a previously approved resort hotel (Resorts World)	Approved by ZA	January 2020
AR-18-400272 (WS-0029-17)	Third application for review to temporarily waive full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	February 2019

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0541	Modified an approved High Impact Project, recreational facility (indoor water park), and deviations as shown per plans on file, deviations for reduced setbacks, reduced the height setback ratio adjacent to an arterial street (Las Vegas Boulevard South), allowed primary access to a shopping center (with commercial, retail, and restaurant uses) from the exterior of the resort, and all other deviations as shown per plans on file, reduced setbacks, and waived non-standard improvements within the future right-of-way (Las Vegas Boulevard South), and design reviews for modifications to an approved High Impact Project, a resort hotel (Resorts World) and all associated and accessory uses and all other accessory and incidental buildings and structures	Approved by BCC	September 2018
TM-18-500091	1 lot commercial subdivision	Approved by PC	July 2018
AR-18-400076 (WS-0029-17)	Second application for review to temporarily waive full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	June 2018
WS-0029-17 (AR-0130-17)	First application for review to temporarily waive full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	October 2017
VS-0708-17	Vacated and abandoned a portion of right-of-way being Resorts World Drive	Approved by BCC	October 2017
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

Prior Land Use Requests

Application Number	Request	Action	Date
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
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 & P-F	Shopping centers & LVCVA convention facility
West	Public Facilities & Commercial General	P-F, CG, & IL	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

Staff believes that this recreational facility and events/fairground lot with live entertainment is still consistent with other uses along the Resort Corridor and within Resort World. Staff is not aware of parking issues or any impacts to the surrounding areas by the approved uses.

The purpose of this review is to determine whether the recreational facility has transformed to a more permanent use of the property, which may necessitate an amendment to the existing Resorts World Development Agreement. According to the applicant, the uses are going to be temporary and are requested to be reviewed on a yearly basis. Although the applicant indicates that they would like to have the recreational facility for 3 more years, staff believes that the recreational facility should be reviewed annually. Therefore, staff can support the request with another review to coincide with the expiration of the application for the convention center (WS-23-0050) and the review deadline for the other recreational facility (UC-22-0498). This will allow staff to monitor the progress and determine if an amendment to the Resorts World Development Agreement is needed.

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

- Until June 21, 2025 to review to determine if the use of the property pursuant to this application warrants an amendment to the Resorts World Development Agreement.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an application for review; 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:

PROTEST:

APPLICANT: GARY D. LAKE

CONTACT: GARY LAKE, DEVELOPERS CONSULTANTS, 3000 LAS VEGAS BOULEVARD SOUTH, LAS VEGAS, NV 89109

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

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

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

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

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

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

RELATED INFORMATION:

APN:

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

WAIVERS OF DEVELOPMENT STANDARDS:

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

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 2601 Las Vegas Boulevard South & 2737 Paradise Road
- Site Acreage: 26.33
- Project Type: Proposed resort hotel
- Number of Units: 2,344 (proposed hotel rooms)/261 (proposed multi-family (residential condominiums))
- Number of Stories for proposed podium floor levels: 5 (proposed below grade parking garage and ancillary areas which include back of house facilities)/5 (proposed main floors of the podium)
- Number of Stories for proposed parking garage: 5 (proposed below grade parking garage)/7 (proposed above grade parking)

- Number of Stories for proposed towers: 26 (proposed Tower A)/59 (proposed Tower B)/54 (proposed Tower C)
- Building Height (feet): 752 (maximum)
- Square Feet: 572,251 (proposed public spaces)/341,152 (proposed convention space)/430,006 (proposed back of house area)/129,744 (proposed theater)/701,495 (proposed arena)
- Open Space Required/Provided: 26,100/39,411
- Parking Required/Provided: 5,829/5,934
- Sustainability Required/Provided: 7/7.5

Site Plan

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

The applicant is proposing the following site design for the subject site:

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

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

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

- Casino areas
- Restaurant and related facilities
- Retail stores
- Outdoor pool area, recreational areas, event plaza, digital concourse (entertainment attraction), and outdoor garden
- Wedding chapel
- Kids arcade
- Day club and night clubs
- Spa and health club facilities

- Employee back of house areas, storage areas, maintenance shops, loading docks, and operation support facilities
- Parking garage – above grade
- Pedestrian realm and transit plaza for ride share staging

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

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

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

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

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

Landscaping

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

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

The central area adjacent to Las Vegas Boulevard South includes a bus stop amenity zone, and the continued detached sidewalk. 7 trees will be planted where 6 trees are required for street landscaping. This area is the entry plaza which leads towards the arena and the podium area of the resort.

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

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

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

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

Elevations

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

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

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

North Elevation of the site:

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

West Elevation of the site:

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

South Elevation of the site:

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

East Elevation of the site:

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

Floor Plans

The following areas of the proposed resort hotel provide a variety of amenities, activities, services, back of house areas, and residential uses. The arena has a proposed area of 701,495 square feet with 18,000 seats. The proposed theater has an area of 129,744 square feet with

6,000 seats. The proposed convention space has an overall area of 341,152 square feet. The public spaces throughout the resort has an overall area of 572,251 square feet, while the back of house areas have an overall area of 430,006 square feet. There are 2,344 proposed hotel rooms which vary from the standard hotel room designs, 1 and 2 bedroom hotel suites, and villas. There are 261 proposed residential condominiums which vary in design from 1 to 3 bedroom condominiums.

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

These levels include below grade parking, mechanical and electrical areas, loading docks, access to the proposed arena, back of house areas for the arena, the arena lobby, the Boring Company paradise station, sports book area, poker area, hotel offices, employee dining area, housekeeping, central kitchen, warehouse area, theater stage and support area, convention storage, trash and recycling area, and employee offices.

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

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

Tower A:

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

Tower B:

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

Tower C:

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

Applicant's Justification

Per the applicant's justification letter, the adjacent properties to the north and south are similarly zoned and developed with high rise structures. The subject site was previously approved with

similar uses but have since expired. The overall planning and design of the proposed resort hotel accommodates current and future right-of-way and pedestrian access needs along Las Vegas Boulevard South and Paradise Road. The proposed project is compatible with its surrounding developed properties and will bring desirable business and new life to the north end of The Strip. Additional driveway widths and multiple driveways with reduced separations as shown on the submitted plans are needed to allow access to the multiple uses on the property while minimizing interference with traffic flows on Paradise Road and Las Vegas Boulevard South. Specifically, the southernmost driveways on both Las Vegas Boulevard South and Paradise Road require additional widths as shown to service ordinary traffic to and from the abutting streets while the northernmost driveways require nonconforming width and/or location to align with Karen Avenue (at Paradise Road) or to separate everyday traffic from special event traffic (at Las Vegas Boulevard South).

Prior Land Use Requests

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

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0519-17	Modified a High Impact Project (All Net Arena) and proposed convention facilities/exposition halls	Approved by BCC	October 2017
UC-0568-14 (ET-0087-17)	First extension of time for a High Impact Project (All Net Arena), hotel, recreational facility, retail sales and service, restaurants, outdoor live entertainment, outside dining, and motion picture production/studio	Approved by BCC	September 2017
UC-0568-14 (WC-0127-14)	Waived conditions of a use permit requiring a Development Agreement to mitigate impacts of the project on 27 acres in an H-1 zone	Approved by BCC	December 2014
UC-0775-14	Recreational facility with accessory food, beverage, and retail sales, live entertainment and on-premises consumption of alcohol for the start and finish line of a 5k race - expired	Approved by BCC	October 2014
UC-0568-14	High Impact Project (All Net Arena), a hotel, recreational facility for increased building height, on-premises consumption of alcohol, outdoor live entertainment, farmer's markets, arcade and motion picture production studio	Approved by BCC	August 2014
AG-0441-11	Clarification of conditions of UC-0690-07 relating to temporary construction storage	Withdrawn	May 2011
VC-776-89 (RC-0061-11)	Revocation of variances for a freight staging area originally approved through VC-776-89	Withdrawn by BCC	December 2011
UC-0247-10	High Impact Project (sports arena)	Withdrawn by BCC	August 2010
RS-0012-10	Record of Survey for the property	Approved by ZA	March 2010
UC-0690-07	Temporary construction storage in conjunction with Fontainebleau Resort Hotel - expired	Approved by PC	July 2007
UC-0405-07	Temporary batch plant in conjunction with Fontainebleau Resort Hotel - expired	Approved by PC	June 2007
UC-1927-03	Expansion to a previously approved resort hotel (Palace of the Sea) - expired	Approved by PC	January 2004
UC-1699-02	Resort hotel (Voyager Resort) - expired	Approved by BCC	February 2003
VC-776-89	Variance to allow a temporary staging facility in the southeast corner of the Wet 'n' Wild parking lot	Approved by BCC	January 1990

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

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Use Permits

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The proposed resort hotel and multi-family (residential condominium) uses are compatible with the types of development that are existing within the resort corridor and CR (Commercial Resort) zoned properties. Section 30.02.17.A. states in part, that the purpose of the CR zoning district is to establish and accommodate tourist and commercial activities. Policy 5.1.3 of the Master Plan emphasizes tourism, conventions, trade shows, and gaming as just a few of Clark County's economic pillars. Staff finds the request for a new resort hotel with all associated accessory uses complies with the aforementioned policy and is appropriate based on the site's location on Las Vegas Boulevard South, the CR zoning designation, and the Las Vegas Boulevard Gaming Corridor. Therefore, staff can support these requests.

Waivers of Development Standards

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

Design Reviews

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

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

Goal 5.1 of the Master Plan encourages diversification of the economic base to enhance resilience. The proposed project supports Policy 5.1.5 for reinvestment towards vacant commercial areas through redevelopment of blighted properties and the introduction of a broader mix of uses such as the proposed resort hotel, multi-family (residential condominiums), gaming, restaurant and related uses, recreational facilities, convention spaces, retail and other related uses. Staff finds the proposed resort hotel is appropriate for the area, is compatible with the surrounding land uses, and complies with multiple goals and policies from the Master Plan; therefore, recommends approval.

Public Works - Development Review

Waiver of Development Standards #1

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

Waiver of Development Standards #2

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

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Approval.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County;
- Prior to the issuance of building and grading permits, enter into a Performance Agreement with Clark County which includes a Decommissioning Plan specifying the actions to be taken by the Developer or County in the event construction of the project is stopped or abandoned;
- Bond or other form of financial security, acceptable to Clark County, shall be provided with the Performance Agreement as security of the full and complete fulfillment of the decommissioning actions identified in the Decommissioning Plan;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Coordinate with Public Works for any pedestrian bridges over public right-of-way and if required execute an agreement;
- No advertising on pedestrian bridges within the public right-of-way;
- Coordinate with Westgate Resort APN 162-10-310-002 for the proposed pedestrian bridge over Paradise Road;
- Coordinate with Public Works - Design Division on the proposed improvements for the Karen avenue and Paradise Road intersection;

- Coordinate with Public Works - Design Division on the proposed improvements for newly created intersection on Paradise Road south of the Karen Avenue and Paradise Road intersection;
- Maintain the required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes;
- Vacate any unnecessary rights-of-way and/or easements;
- Allow the following permits prior to approval of off-site permits: all demolition, grading, including underground utilities, dewatering, foundation, and structural first lift with foundation.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions; to show on-site fire lane, turning radius, and turnarounds; that fire/emergency access must comply with the Fire Code as amended; and to contact Khoyt@clarkcountynv.gov to arrange a meeting with Fire Prevention for this project.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking

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

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: ALL NET LAND DEVELOPMENT, LLC
CONTACT: STEELMAN PARTNERS, 3330 W. DESERT INN ROAD, LAS VEGAS, NV
89102

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): See Attached List

PROPERTY ADDRESS/ CROSS STREETS: Las Vegas Boulevard South between Sahara Avenue and Flamingo Road

DETAILED SUMMARY PROJECT DESCRIPTION

Transporation Plan Amendment for Las Vegas Boulevard South between Sahara Avenue and Flamingo Road that changes the designation from Las Vegas Blvd (200+ ft R-O-W) to Las Vegas Blvd (150+ ft R-O-W), along with associated text.

PROPERTY OWNER INFORMATION

NAME: Clark County
ADDRESS: 500 S. Grand Central Pkwy
CITY: Las Vegas STATE: NV ZIP CODE: 89155
TELEPHONE: _____ CELL _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Clark County Comprehensive Planning
ADDRESS: 500 S. Grand Central Pkwy, 1st Floor
CITY: Las Vegas STATE: NV ZIP CODE: 89155-1741 REF CONTACT ID # _____
TELEPHONE: 702-455-4314 CELL _____ EMAIL: advancedplanning@clarkcountynv.gov

CORRESPONDENT INFORMATION (must match online record)

NAME: Greg Cerven / Clark County Comprehensive Planning
ADDRESS: 500 S. Grand Central Pkwy, 1st Floor
CITY: Las Vegas STATE: NV ZIP CODE: 89155-1741 REF CONTACT ID # _____
TELEPHONE: 702-455-5671 CELL _____ EMAIL: gcerven@clarkcountynv.gov

*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.

See attached agenda item
Property Owner (Signature)*

See attached agenda item and NOFA
Property Owner (Print)

10-9-24
Date

DEPARTMENT USE ONLY:

AC AR ET PUDD SN UC WS
 ADR AV PA SC TC VS ZC
 AG DR PUD SDR TM WC OTHER _____

APPLICATION # (s) PA-24-700028
PC MEETING DATE 12-3-24
BCC MEETING DATE 1-8-25
TAB/CAC LOCATION Winchester 6pm
Paradise 7pm

ACCEPTED BY GRC
DATE 10-9-24
FEES waived Gov't Agency

DATE 11-12-24



Department of Comprehensive Planning

500 S Grand Central Pky • Box 551741 • Las Vegas NV 89155-1741
(702) 455-4314 • Fax (702) 455-3271

Sami Real, Director



September 23, 2024

RE: Transportation Plan Amendment for Las Vegas Boulevard South from Sahara Avenue to Flamingo Road

The Board of County Commissioners (BCC) directed staff on July 17, 2024 (AG-24-900342) to initiate a Master Plan Amendment to the Southwest - Las Vegas Valley Transportation Map of the Clark County Master Plan. The Master Plan Amendment consists of amending Las Vegas Boulevard South from Sahara Avenue to Flamingo Road from “Las Vegas Blvd (200+ ft R-O-W)” to “Las Vegas Blvd (150+ ft R-O-W)” along with related text in Appendix A of the Master Plan. The proposed amendment will align better with existing development and allow Public Works more flexibility in the design of Las Vegas Boulevard South in the area.

Sincerely,

Greg Cerven, Principal Planner
Clark County Comprehensive Planning



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-09-312-002, 162-09-312-003, 162-09-312-005, 162-09-413-003, 162-09-312-004,
162-09-312-006, 162-09-413-001 - 002

PROPERTY ADDRESS/ CROSS STREETS: Resorts World Ave. & Las Vegas Blvd.

DETAILED SUMMARY PROJECT DESCRIPTION

One year review as required in NOFA UC-23-0655, See attached

PROPERTY OWNER INFORMATION

NAME: RESORTS WORLD LAS VEGAS L L C - Gerald Gardner
ADDRESS: 3000 S LAS VEGAS BLVD
CITY: LAS VEGAS STATE: NV ZIP CODE: 89109
TELEPHONE: _____ CELL 702.286.4818 EMAIL: gerald.gardner@rwlasvegas.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@rwlasvegas.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)

Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|----------------------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC | <input checked="" 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 type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) AR-24-400113
PC MEETING DATE
BCC MEETING DATE 12/04/24
TAB/CAC LOCATION Winchester

ACCEPTED BY Tyler (tpd)
DATE 9/26/24
FEES \$800.00

DATE 11/12/24

DEVELOPERS CONSULTANTS, LLC

**PLANNER
COPY**

September 03, 2024

Clark County Comprehensive Planning Department
500 South Grand Central Parkway
Las Vegas, Nevada 89155-1744

Re: Justification Letter Resorts World North Parcel Fairgrounds (162-09-312-003 & 162-09-312-002) UC-23-0655

To whom it my Concern:

Resorts World Las Vegas LLC owners of the above referenced property, request a one year review for the use permit as required in the NOFA for 1) recreational facility, 2) fairground and 3) live entertainment in conjunction with an existing hotel (Resorts World) on a portion of 86.9 acres.

The existing screen fencing shall remain in place providing partial screening of the events. Existing landscaping shall remain. We anticipate no permanent accessory structure will be required. The events can be considered seasonal in nature considered a flexible space with live entertainment.

Every event venue will have different characteristics, thus the vehicle and pedestrian circulation patterns, seating areas, generator locations (if required) and stage locations (if required) will vary. An Emergency Action Plan (EAP), a vehicle and pedestrian circulation plans, seating areas, generator locations (if required) and stage locations (if required) will all be submitted to the Fire Department for an operational permit. Emergency access will be identified on the EAP.

The site has a current Dust Permit. Department of Environment and Sustainability has stated that, provided we maintain and comply with the Dust Permit no additional requirements will be imposed.. This North Parcel includes 236 paved parking spaces adjacent to the site.

Resorts World Las Vegas LLC kindly requests your approval for the proposed action.

Thank You,

Developer Consultants, LLC



Gary D. Lake PE
Manager

DEVELOPERS CONSULTANTS, LLC

1039 KEYS DRIVE BOULDER CITY, NEVADA 89005

☎: 702.271.2255 ✉: gdlake1@aol.com

PROJECT - DEVELOPMENT - FEASIBILITY - MANAGEMENT

AR-24-40013
JL



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 162-09-602-001, 162-09-602-005

PROPERTY ADDRESS/ CROSS STREETS: 2601 South Las Vegas Blvd. Las Vegas, NV. 89109

DETAILED SUMMARY PROJECT DESCRIPTION

Resort Hotel and Casino with Convention and Multi purpose Arena

**PLANNER
COPY**

PROPERTY OWNER INFORMATION

NAME: All Net Land Development LLC
ADDRESS: 9004 Greensboro Lane
CITY: Las Vegas STATE: NV ZIP CODE: 89134
TELEPHONE: 702-429-6742 CELL 702-429-6742 EMAIL: dglowden@cox.net

APPLICANT INFORMATION (must match online record)

NAME: 2601 Las Vegas Blvd Ventures, LLC DBA LVXP
ADDRESS: 2601 South Las Vegas Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89019 REF CONTACT ID # _____
TELEPHONE: 702-606-2403 CELL 702-606-2403 EMAIL: james@lvxp.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Steelman Partners
ADDRESS: 3330 W. Desrt Inn Rd.
CITY: Las Vegas STATE: NV ZIP CODE: 89102 REF CONTACT ID # _____
TELEPHONE: 702-873-0221 CELL 702-845-6739 EMAIL: alfredo.alcantar@steelmanpartners.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.

Paul W. Lowden
Property Owner (signature)

Paul W. Lowden, Pres. of Archon Corp., Manager
Property Owner (Print)

June 18, 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) UC-24-0574

ACCEPTED BY JOR

PC MEETING DATE _____

DATE 10/10/24

BCC MEETING DATE 12/4/24

FEES \$1,800.00

TAB/CAC LOCATION Winchester

DATE 11/12/24

Steelman PartnersSM

October 10, 2024

Department of Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV

UC-24-0574

RE: JUSTIFICATION LETTER -LVXP
APR 24-100936

Jillee Opiniano-Rowland, Principal Planner:

On behalf of 2601 LAS VEGAS BLVD VENTURES, LLC DBA LVXP, we are pleased to submit this package for the following:

- 1) Use Permit for
 - a. Resort Hotel
 - b. Multi-family Dwelling

- 2) Waiver of Development Standards
 - a. Waiver to increase the proposed driveway width along Las Vegas Boulevard South to 85 feet where 40 feet is the maximum allowed per USD 222.1 (a 113% increase).
 - b. Reduce the driveway approach distance along Paradise Road to 79 feet where 150 feet is required per USD 222.1 (a 47% reduction).

- 3) Design Review Submittal
 - a. Resort Hotel
 - b. Multi-family Dwelling
 - c. Entertainment or recreational facilities (arena, theater, plaza area)
 - d. All associated and accessory uses structures, and incidental buildings and structures

The Submittal for all of the above will include all proposed project components and area development of a project located on a site located within Clark County, Nevada, and bounded by:

- a) Las Vegas Blvd, a public street, to the West.
- b) Properties Fontaineblue and Turnberry Place, to the South.
- c) Paradise Rd., a public street, to the East.
- d) Property Sahara to the North.

The project zoned CR, site encompasses a gross site area of +/- 26.33 acres and is comprised of Two parcels:

UC-24-0574

APN's:

162-09-602-001, 162-09-602-005

Currently, the site is vacant. It was previously the site for Wet n Wild Water Park. It's our understanding that part of the structures for Wet n wild are buried on site and will have to be excavated and removed.

The current Owner of the project is:
All Net Land Development LLC,
9004 Greensboro Lane.
Las Vegas, NV. 89134

Developer
2601 Las Vegas Blvd Venture, LLC DBA LVXP
2601 South Las Vegas Boulevard
Las Vegas, NV. 89109

Proposed Project

The proposed LVXP project is currently in the design phase and will contain 9,824,560 square feet broken down as follows.

Project

- 1) Three High Rise Towers housing 2,605 Hotel and Condo units with a Sky Casino, Spa, Sky lounge upper levels. Reaching a height of 752ft Above 2048 ASML (Form 7460 has been submitted. Pending FAA approval).
- 2) Grand Theater – 6000 seats.
- 3) Convention space
- 4) A "Podium" which will contain :
 - a) Casino and gaming facilities.
 - b) Retail and food and beverage venues.
 - c) Pool and recreational areas.
 - d) Spa and health club facilities.
 - e) Digital Concourse (Entertainment Attraction corridor)
 - f) Employee support, kitchens, storage, maintenance shops, docks, and miscellaneous building and operations support facilities.
 - g) Basement parking
- 5) 18,000 seat Multipurpose Arena
- 6) Parking Garage both basement levels and above grade
- 7) Central Plant

UC-24-0574

8) Transit plaza Ride share staging.

The project will include original and tastefully design features complementing the overall theming of the property. The variety of luxurious retail shops, entertainment, food and beverage venues, as well as a full gaming and casino facility will be tied together via the Digital Concourse.

The tasteful finished of the hotel tower, will provide a range of beautiful and luxurious guestroom and suite designs which will accommodate a wide range of guest needs. A Sky Casino, Sky Lobby will be situated at the upper levels of the hotel, as well as an F&B venue which will provide panoramic views of the Las Vegas surroundings.

The Convention Center above the Parking Garage will overlook the Pool deck below.

LVXP will greatly enhance the vitality and appearance of this part of the "Strip" and Paradise Rd.

The planning and design of the project fully considers future Right of Way proposals and setbacks. Integration of pedestrian realms and walkways around and within the site allows for a smooth, safe and enjoyable walking experience for both the residents of Clark County as well as LVXP guests. Landscaping will be planned to enhance the guest experience with selections of County approved plant species.

The lighting for the project will make use of extensive daylight, as well as cutting edge LED technologies, in an effort to reduce power consumption to a minimum while maintaining the high aesthetic standards for which Las Vegas is known around the world. BOH spaces will take in account code requirements, incorporating daylight sensors, occupancy/vacancy sensors in LED and fluorescent fixtures, and the FOH spaces will be vibrant, dramatic and rich, with extensive use of LED technology to minimize electrical load and maintenance concerns.

Sincerely,

Alfredo Alcantar
Senior Director of Projects
Steelman Partners

UC-24-0574

September 17, 2024

Clark County Planning
For electronic submission

Dear Ladies/Gentlemen:

Please accept this as the required justification letter requesting approval of a special use permit, waivers of Public Works standards, and design review for a resort hotel, with associated arena, theater and convention facilities on APNs 162-09-602-001 and 162-09-602-005, as portrayed in the plans and documents submitted herewith:

1. The properties are Master Planned EM (Entertainment Mixed Use) and zoned CR (Commercial Resort), which would allow the requested uses subject to a special use permit and/or design review.
2. Project consists of three hotel and condo towers with a total of 2,605 hotel and condo units at heights ranging from 562 on the extreme east of the property to 752 feet on the central portion of the property, with an 18,000 seat multipurpose arena, a 6,000 seat theater, and approximately 120,000 square feet of convention space.
3. "Podium" space throughout the property would accommodate casino/gaming, food and beverage services, pool/recreational uses, and normal support activities for a resort hotel.
4. Waivers of Public Works standards are requested to allow a driveway more than 40' in width and a driveway-to-driveway separation of less than 150'. See justification below.

Overall project justification: Adjacent properties to the north and south are similarly zoned and developed with high rise structures. Subject parcels have previously been approved for many of the uses now requested, though those applications have expired. Planning and design of the present project accommodates current future right-of-way and pedestrian access needs. In summary, the proposed project is compatible with its surroundings and will bring desirable new life to the north end of the Strip.

Justification for waivers to Public Works standards: Additional driveway widths and multiple driveways with reduced separations as shown on the submitted plans are needed to expeditiously allow access to the multiple uses on the property while minimizing interference with traffic flows on Paradise Road and Las Vegas Boulevard. Specifically, the southernmost driveways on both Las Vegas Boulevard and Paradise require additional widths as shown to service ordinary traffic to and from the abutting streets while the northernmost driveways require non-conforming width and/or location to align with Karen Avenue (at Paradise) or to separate everyday traffic from special event traffic (at Las Vegas Boulevard).

Greg Borgel
Ph: 702-791-8219

UC-24-0574