



Winchester Town Advisory Board

Winchester Dondero Cultural Center

3130 S. McLeod Dr.

Las Vegas, NV 89121

November 14, 2023

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 Valerie Leiva at (702) 468-9839.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - If there are additional locations where supporting materials are available, insert them here. If not, delete this bullet.
 - Supporting material is/will be available on the County's website at specific Board/Council website.

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

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): County Liaison Beatriz Martinez: 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 31, 2023. (For possible action)
- IV. Approval of the Agenda for November 14, 2023 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning

- 1. **ET-23-400128 (UC-0519-17)-ALL NET LAND DEVELOPMENT, LLC:**
USE PERMITS THIRD EXTENSION OF TIME to commence the following: **1)** modifications to an approved High Impact Project (All Net Arena); and **2)** convention facilities/exposition halls.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced on-site parking; and **2)** increased building height.
DESIGN REVIEWS for the following: **1)** modifications to an approved High Impact Project; **2)** hotel tower and associated low-rise and mid-rise buildings and structures; **3)** convention center facilities; and **4)** all other accessory and incidental buildings and structures on 27.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located between Las Vegas Boulevard South and Paradise Road, 900 feet south of Sahara Avenue within Winchester. TS/nai/syp (For possible action)

11/08/23 BCC

- 2. **ET-23-400129 (UC-0568-14)-ALL NET LAND DEVELOPMENT, LLC:**
USE PERMITS FOURTH EXTENSION OF TIME to commence the following: **1)** a High Impact Project; **2)** a recreational facility (a multi-function events arena) and incidental uses; **3)** increased building height; **4)** retail sales and service; **5)** restaurants; **6)** on-premises consumption of alcohol; **7)** alcohol sales, beer & wine - packaged only; **8)** alcohol sales, liquor - packaged only; **9)** outdoor live entertainment; **10)** personal services (salon and spa); **11)** club; **12)** nightclub; **13)** food carts/booths; **14)** grocery store; **15)** kiosks/information (outdoor); **16)** offices; **17)** theater (Cineplex); **18)** outside dining, drinking, and cooking; **19)** farmer's markets; **20)** arcade; and **21)** motion picture production/studio.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setback to a parking structure from a residential use; **2)** waive the required landscaping when adjacent to a less intensive use; **3)** permit a variety of outdoor commercial/retail uses not within a permanent enclosed building; and **4)** non-standard improvements (fences/walls, planters, and landscaping) within the future right-of-way (Las Vegas Boulevard South).
DESIGN REVIEWS for the following: **1)** a recreational facility (multi-function events arena) with ancillary uses and structures and overall site design; **2)** hotel; **3)** retail establishments; **4)** theater (Cineplex); and **5)** parking structures on 27.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located between Las Vegas Boulevard South and Paradise Road, 900 feet south of Sahara Avenue within Winchester. TS/tpd/syp (For possible action)

11/08/23 BCC

3. **ET-23-400150 (WS-19-0618)-CONCORD PRIME, LLC & VEGASSTARR, LLC:**
WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for increased wall sign area.
DESIGN REVIEW for wall signage in conjunction with an office building on 3.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Convention Center Drive and the east side of Channel 8 Drive within Winchester. TS/dd/syp (For possible action)
12/05/23 PC
4. **UC-23-0667-CONCORD PRIME, LLC & VEGASSTARR, LLC:**
USE PERMITS for the following: **1)** restaurant; **2)** reduce the pedestrian access area around the perimeter of the outside dining and drinking patio; **3)** on-premises consumption of alcohol (supper club); **4)** live entertainment; **5)** hookah lounge; and **6)** banquet facility.
WAIVER OF DEVELOPMENT STANDARDS to allow a banquet facility not on the ground floor.
DESIGN REVIEWS for the following: **1)** an outdoor kiosk; and **2)** outside dining and drinking patio on a portion of 3.3 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located on the south side of Convention Center Drive and the east side of Channel 8 Drive within Winchester. TS/jor/syp (For possible action)
12/05/23 PC
5. **AR-23-400153 (UC-22-0498)-RESORTS WORLD LAS VEGAS, 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 an H-1 (Limited Resort and Apartment) 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/nm/syp (For possible action)

12/06/23 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 vote may be taken on a matter not listed on the posted 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.

IX. Next Meeting Date: November 28, 2023.

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 31, 2023

MINUTES

Board Members:	Dorothy Gold – Member – PRESENT Judith Siegel – Member – ABSENT Cristhian Barneond – Member – PRESENT	April Mench – Member – PRESENT Robert Mikes – Member – ABSENT
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 Liason, Steve De Merritt – Planner, & Valerie Leiva – Secretary. The meeting was called to order at 6:00 P.M.
- II. Public Comment: None
- III. Approval of the October 10, 2023 Minutes
Moved by: Mench
Action: Approve
Vote: 3-0
- IV. Approval of Agenda for October 31, 2023
Moved by: Mench
Action: Approve with items 2 and 3 being held
Vote: 3-0
- V. Informational Items:
Day in Life at Winchester Dondero Cultural Center from Wednesday 11/01 – Thursday 11/02
- VI. Planning & Zoning
 1. **UC-23-0659-NOVAL CONSTANTINO REVOCABLE LIVING TRUST & NOVAL CONSTANTINO TRS:**
USE PERMITS for the following: 1) daycare; and 2) school.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) trash enclosure; and 2) block wall.

DESIGN REVIEW for a daycare and school within an existing building on 1.0 acre in an H-1 (Limited Resort and Apartment) Zone. Generally located on the north side of Desert Inn Road, 610 feet west of Burnham Avenue within Winchester. TS/sd/syp (For possible action)

11/07/23 PC

Moved by: Mench

Action: Approved with staff if approved conditions and condition of a 6 ft. wall height

Vote: 3-0

2. **ET-23-400128 (UC-0519-17)-ALL NET LAND DEVELOPMENT, LLC:**
USE PERMITS THIRD EXTENSION OF TIME to commence the following: **1)** modifications to an approved High Impact Project (All Net Arena); and **2)** convention facilities/exposition halls. **WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced on-site parking; and **2)** increased building height.
DESIGN REVIEWS for the following: **1)** modifications to an approved High Impact Project; **2)** hotel tower and associated low-rise and mid-rise buildings and structures; **3)** convention center facilities; and **4)** all other accessory and incidental buildings and structures on 27.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located between Las Vegas Boulevard South and Paradise Road, 900 feet south of Sahara Avenue within Winchester. TS/nai/syp (For possible action)

Held to November 14, 2023 per applicant request

3. **ET-23-400129 (UC-0568-14)-ALL NET LAND DEVELOPMENT, LLC:**
USE PERMITS FOURTH EXTENSION OF TIME to commence the following: **1)** a High Impact Project; **2)** a recreational facility (a multi-function events arena) and incidental uses; **3)** increased building height; **4)** retail sales and service; **5)** restaurants; **6)** on-premises consumption of alcohol; **7)** alcohol sales, beer & wine - packaged only; **8)** alcohol sales, liquor - packaged only; **9)** outdoor live entertainment; **10)** personal services (salon and spa); **11)** club; **12)** nightclub; **13)** food carts/booths; **14)** grocery store; **15)** kiosks/information (outdoor); **16)** offices; **17)** theater (Cineplex); **18)** outside dining, drinking, and cooking; **19)** farmer's markets; **20)** arcade; and **21)** motion picture production/studio.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setback to a parking structure from a residential use; **2)** waive the required landscaping when adjacent to a less intensive use; **3)** permit a variety of outdoor commercial/retail uses not within a permanent enclosed building; and **4)** non-standard improvements (fences/walls, planters, and landscaping) within the future right-of-way (Las Vegas Boulevard South).
DESIGN REVIEWS for the following: **1)** a recreational facility (multi-function events arena) with ancillary uses and structures and overall site design; **2)** hotel; **3)** retail establishments; **4)** theater (Cineplex); and **5)** parking structures on 27.0 acres in an H-1 (Limited Resort and Apartment) Zone. Generally located between Las Vegas Boulevard South and Paradise Road, 900 feet south of Sahara Avenue within Winchester. TS/tpd/syp (For possible action)

Held to November 14, 2023 per applicant request

4. **UC-23-0655-RW LV FUTURE LAND, LLC:**
USE PERMITS 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 an H-1 (Limited Resort and Apartment) 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/jor/syp (For possible action)

11/21/23 BCC

Moved by: Mench

Action: Approve

Vote: 3-0

5. **UC-23-0656-HARSCH INVEST PPTYS-NV II, LLC:**

USE PERMIT for a minor training facility (cosplay) in conjunction with an approved office/warehouse on a portion of 28.2 acres in an M-1 (Light Manufacturing) Zone. Generally located on the south side of Sirius Avenue, 630 feet east of Wynn Road within Winchester. JJ/rp/syp (For possible action)

11/21/23 BCC

Moved by: Mench

Action: Approve

Vote: 3-0

VII. General Business: None

VIII. Public Comment: None

IX. Next Meeting Date

The next regular meeting will be November 14, 2023

X. Adjournment

The meeting was adjourned at 6:30 p.m.

BOARD OF COUNTY COMMISSIONERS

JAMES B. GIBSON, Chair – JUSTIN C. JONES, Vice-Chair
MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM
KEVIN SCHILLER, County Manager

HOTEL/RECREATIONAL FACILITY
(TITLE 30)

LAS VEGAS BLVD S/SAHARA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-23-400128 (UC-0519-17)-ALL NET LAND DEVELOPMENT, LLC:

USE PERMITS THIRD EXTENSION OF TIME to commence the following: **1)** modifications to an approved High Impact Project (All Net Arena); and **2)** convention facilities/exposition halls.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced on-site parking; and **2)** increased building height.

DESIGN REVIEWS for the following: **1)** modifications to an approved High Impact Project; **2)** hotel tower and associated low-rise and mid-rise buildings and structures; **3)** convention center facilities; and **4)** all other accessory and incidental buildings and structures on 27.0 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located between Las Vegas Boulevard South and Paradise Road, 900 feet south of Sahara Avenue within Winchester. TS/nai/syp (For possible action)

RELATED INFORMATION:

APN:

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

USE PERMITS:

1. Modifications to an approved High Impact Project (All Net Arena).
2. Proposed convention facilities/exposition halls.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce on-site parking for a recreational facility (a multi-function events arena) to 7,513 spaces where 10,733 spaces are required per Table 30.60-1 (a 30% reduction).
2. Increase building height to 728 feet where a maximum height of 100 feet is the standard per Table 30.40-7 (a 628% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Acreage: 27
- Project Type: Events arena, hotel, retail establishments, and convention facilities

- Number of Stories: 63 (proposed)
- Building Height (feet): 728 (proposed)
- Square Feet: 240,000 (conference center)/2,000 (rooms)
- Parking Required/Provided: 10,733/7,513

Request & History

This request is for a third extension of time to commence UC-0519-17 which approved modifications to UC-0568-14 for the All Net Arena project. UC-0568-14 was approved for the following: 1) 160 foot high, 862,500 square foot events arena with up to 23,000 seats; 2) 300,000 square feet of retail, food, beverage, and entertainment areas; 3) 44 story, 312 foot high hotel with 500 rooms; and 4) 77 foot high theater/Cineplex. UC-0519-17 was approved to expand and enlarge the project with the following: 1) 2,000 room, 63 story, 728 foot high hotel tower; 2) 240,000 square foot conference center; 3) 24 lane bowling alley; 4) 2,500 seat showroom; 5) 174,300 square feet of additional retail space; 6) increased theater/Cineplex space; and 7) wedding chapel within the hotel.

Site Plans

The approved plans depict a multi-use facility that is anchored by an events arena, non-gaming hotels, retail and restaurant plaza, and convention center facility. There will also be outdoor uses and activities, such as outside dining, within the pedestrian streetscape. The area along Las Vegas Boulevard South consists of landscaping and other improvements within the Las Vegas Boulevard South right-of-way, with a 30 foot wide pedestrian realm immediately east of the right-of-way. Integrated into the pedestrian realm is an elevated pedestrian walkway that funnels pedestrians into the shopping plaza and eliminates conflicts between pedestrian and vehicular movements entering the site. In the northwest corner of the site, directly adjacent to the pedestrian realm, is 1 of the 2 proposed parking structures. Centrally located within the site is the retail and restaurant plaza and 2 hotels. On the northeast portion of the site is the events arena while the southeast portion of the site contains the second parking structure. On the southern portion of the site, adjacent to the arena is a proposed 240,000 square foot convention center facility. Along Paradise Road is a pedestrian realm that is up to 49 feet in width. The plans depict 1 primary ingress and egress point along Las Vegas Boulevard South with a secondary access point for the parking structure in the northwest portion of the site. There is 1 primary ingress and egress point along Paradise Road with 3 secondary access points to the parking garage in the southeast portion of the site. The primary entrance along Paradise Road lines up with an existing traffic signal on Karen Avenue and Paradise Road. The 3 secondary access points provide for bus/shuttle drop-off and pick-up queuing and service area ramp access.

Pedestrian Circulation Plan & Landscaping

The approved pedestrian circulation plan depicts clear, continuous, and unobstructed pedestrian use areas with pedestrian connections throughout the entire site. The connections include, but are not limited to, sidewalks, walkways, stairways, and an elevated pedestrian walkway. Clear and unobstructed connections are also depicted between the site and Las Vegas Boulevard South and Paradise Road. Along Las Vegas Boulevard South is a minimum 30 foot wide pedestrian realm with a minimum 20 foot sidewalk/walkway that is unobstructed. The remaining pedestrian realm consists of enhanced landscaping and amenity zone with corresponding pedestrian furnishings.

The western edge of the pedestrian realm, portions of which are within the future right-of-way, include pedestrian containment barriers/fence to preclude pedestrians from accessing the public right-of-way from the pedestrian area and potentially conflict with vehicular movements. The functional area that is generally considered the pedestrian realm is actually wider than 30 feet since portions extend into the future right-of-way of Las Vegas Boulevard South. Cross sections on file provide further detail on the pedestrian areas and connections. In some areas along Las Vegas Boulevard South, there is an 11 foot wide planting area along and within the future right of way followed by a 20 foot wide pedestrian access easement which is then followed by a 16 foot wide planting strip. Detail on the elevated pedestrian walkway depicts a 20 foot wide pedestrian access easement with 17 foot wide pedestrian walkway for a total combined pedestrian walkway width of 37 feet.

Along Paradise Road, the pedestrian realm varies in width from 25 feet up to 49 feet. The unobstructed pedestrian access easement is predominantly 20 feet in width but does narrow to 15 feet at the narrowest point. Portions of the pedestrian area, including pedestrian walkways and connections between the Paradise Road right-of-way and the arena, are up to a width of 115 feet. Non-standard improvements in the right-of-way were approved by UC-0568-14.

The top of the south parking structure, which is at the south property line, is depicted as a green roof. The green roof consists of shrubs and groundcover that includes ornamental grasses. The green roof is only over a portion of the roof where the Cineplex theater is off-set or staggered from the south wall of the parking structure.

Elevations

The plans for the arena depict a 160 foot high structure with a modern design consisting of aluminum and glass wall systems with solar screens. Throughout the various elevations, the arena will contain LED panels and lighting effect systems throughout. LED panels consist of light emitting diodes that function off the principle of electroluminescence and will primarily function as signage. However, signage is not a part of this application and will be reviewed with a subsequent land use application. The roof, which is retractable, will also consist of a metal roof system.

The 512 foot high and 728 foot high hotel towers have multiple surface planes with varying roof heights and consist primarily of aluminum and glass curtain wall system with solar panels.

The parking structure with theater (Cineplex) in the southeast portion of the site is an integrated structure with varying heights and materials. The theater (Cineplex) portion of the overall building, which is off-set or staggered from the southern edge of the parking structure, is depicted at a maximum height of 77 feet. The plans depict metal panel systems with LED feature lighting, as well as aluminum and glass curtain wall systems with a stone panel element.

The parking structure on the northwest portion of the site, closest to Las Vegas Boulevard South, will consist of the same materials as the southern parking structure.

The retail and restaurant buildings are proposed over multiple levels that range in height up to 77 feet. The buildings consist of the following materials: 1) stone panels; 2) mullionless glass walls;

3) metal panels; and 4) solar shade systems with LED lighting. All buildings, except for the southern parking structure, which was approved by UC-0568-14, comply with all applicable setbacks for the base zoning district, special setbacks along Las Vegas Boulevard South, and any applicable setbacks from arterial streets.

Signage

Signage is not a part of this request and will be addressed in a subsequent land use application.

Previous Conditions of Approval

Listed below are the approved conditions for ET-22-400109 (UC-0519-17):

Current Planning

- Until September 6, 2023 to commence with any extension of time as a public hearing.
- Applicant is advised that the County may take action pursuant to the Performance Agreement if the project has not commenced by the extended date; the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 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 that the extension of time may be denied if the project has not commenced or there has been substantial work towards completion within the time specified.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ET-20-400096 (UC-0519-17):

Current Planning

- 6 months to execute Performance Agreement with bond and Development Agreement or application will expire;
- Until September 6, 2022 to commence with any extension of time as a public hearing;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

Public Works - Development Review

- Compliance with previous conditions.

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 #0036-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Listed below are the approved conditions for UC-0519-17:

Current Planning

- Until September 6, 2020 to commence to coincide with UC-0568-14;
- Until September 6, 2020 to review as a public hearing to coincide with UC-0568-14;
- Per revised plans dated October 12, 2017;
- Construction traffic to be directed to the north and center driveways away from the southern driveway nearest to Turnberry Place, provided this accommodation can be achieved safely and effectively;
- Construction hours shall be from 6:00 a.m. until 10:00 p.m. Monday through Saturday, any Sunday work must be done only within the interior of a completed building or structure, and once the construction is vertical, construction may be allowed before 6:00 a.m. and after 10:00 p.m., but all such work shall be limited solely to restocking supplies with no use of any large equipment or machinery;
- A Comprehensive Signage Package for the Arena and all other uses shall be approved as part of a subsequent public hearing, and the applicant is required to meet and work with the Turnberry Place residents prior to submittal of the Comprehensive Sign Package;
- No building permits shall be issued until a Decommissioning Agreement/Plan including a Bond or Cash in lieu of Bond performance security is submitted and approved by the Board of County Commissioners;
- The applicant must work with the County to ensure that water removed from the premises during construction is appropriately directed and disposed of as approved by the County, with the County to work with the applicant to secure a dewatering permit;
- Once the Arena is completed and in operation, hours of operation for any outdoor events shall be limited to, until 10:00 p.m. on Sunday through Thursday nights, and until 12:00 a.m. on Friday and Saturday nights, when either Monday or Friday is a recognized holiday, the operating hours on the nights before that holiday shall be extended to 12:00 a.m.;
- Applicant shall provide the President of the Turnberry Place Community Association with a schedule of the event(s) at least 10 working days prior to the event(s), additionally, if an NBA or similar team is secured for the premises, the operating hours may be increased to accommodate the schedule of the team(s) on game days;
- The roof of the Arena may be kept open to accommodate the event(s) as set forth in the condition above with noise decibel measurements taken at Turnberry Place during any event(s) at which the Arena roof is open for 6 months after opening, at the conclusion of this 6 month period, this condition shall be reviewed to ensure that allowing the roof open beyond the hours set forth in the condition above, does not exceed permissible noise levels, and has not presented an undue burden on the Turnberry Place residents;
- During any event(s) held at the Arena, 1 or more dedicated traffic control officers shall be provided by the operator(s) of the Arena to ensure that all residential traffic and all emergency vehicles have access to and from Turnberry Place;

- Incorporate the expanded and amended project elements as part of the already commenced Development Agreement process to mitigate impacts including but not limited to issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners;
- Submit a security performance bond acceptable to the County in an amount sufficient to provide a screen wall and/or restore the site including removal of construction materials, site stabilization and revegetation as necessary should construction of the project be discontinued or abandoned;
- As part of the Development Agreement or as a separate agreement, applicant to submit a Decommissioning Plan acceptable to the County which specifies the actions to be taken by the Developer in the event construction of the project is stopped or abandoned with said plan to be submitted and approved prior to building permits for the stadium;
- The surface area of the sidewalk/pedestrian access easement to consist of colors, patterns, texture and/or material different from the adjacent private walkways and plaza area with final design to be approved by staff;
- Final design of the pedestrian access easement/sidewalk along all streets to be reviewed and approved by staff;
- Provide breaks (gates) in fencing along Las Vegas Boulevard South for emergency services with the design to be coordinated with the Fire Department.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time or 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 swimming pools and water features will have to comply with Section 30.64.060.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Traffic study to include pedestrian analysis and flows;
- Traffic study to also address: a) determine the required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes, b) turnover analysis for the porte-cochere, c) identification and implementation of Traffic Demand Management (TDM) measures with a follow-up study and presentation to the Board of County Commissioners (BCC) within 1 year of opening to the public;
- Traffic study to also include impact mitigation plan to also be reviewed by the Freeway and Arterial System of Transportation (FAST);
- Right-of-way dedication to Clark County to accommodate any physical improvements identified in the traffic study needed to accommodate vehicular and pedestrian volumes generated by the project;
- Methods of protecting pedestrian realms adjacent to the public rights-of-way from vehicular hazards to be reviewed and approved by Public Works - Development Review;
- Full off-site improvements;

- Reconstruct any unused driveways with full off-sites;
- Developer to contribute financially to the possible future grade separated bridge at Las Vegas Boulevard South and Sahara Avenue, with the percent of participation to be addressed in the traffic study and development agreement;
- Traffic study to analyze the need for east-west pedestrian bridge(s) (pedestrian grade separation) across Las Vegas Boulevard South and Paradise Road adjacent to this site;
- Pedestrian easements to be identified on plans submitted for permits or licenses when said permits or licenses are for anything near the easements;
- Dedicate and construct bus turnouts and shelter areas as required by Regional Transportation Commission;
- No buildings within the future right-of-way;
- No advertising within the right-of-way;
- Record a public pedestrian access easement;
- Maintain the required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes;
- Applicant to execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Future applications, whether individually or cumulatively (including this application), that are demonstrated to have a sufficient traffic impact upon Las Vegas Boulevard South may require the owner or its successors to grant easements or dedicate its proportionate share of all or portion(s) of the planned right-of-way on Las Vegas Boulevard South adjacent to its property according to the requirements of the Clark County Transportation Element and Title 30;
- Owners or its successors shall remove any non-standard improvements within the planned right-of-way related to any current or future applications at its own expense, in the event dedication of the planned right-of-way is required.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- 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; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; to show fire hydrant locations both on-site and within 750 feet; that this comment is in reference to a proposed Fire Department access plan created by the Cunningham Group for All Net Arena and Resort, which is (labeled Level 2 Victory Plaza +6) and dated September 13, 2017; and that this proposed access plan was reviewed and approved by the Fire Chief.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; and to please contact CCWRD at sewerlocation@cleanwaterteam.com and reference POC Tracking #0359-2017 to request your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

Per the applicant, there is an active grading permit (BD23-30855) and an active permanent fencing permit (BD23-31264) with the Building Department. Both permits are close to issuance. The applicant also states that a traffic study, drainage study, economic impact study, dust permits, a development agreement, and a performance agreement have been recorded. Although the project has not commenced, the applicant states that debris has been removed along with 4 billboards being removed. Lastly, the applicant states that they have enough funding for this project to commence due to the Performance Bond that was posted of 12 million dollars with Clark County. The applicant is requesting an additional 90 day extension to commence the project.

Prior Land Use Requests

Application Number	Request	Action	Date
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 conveyance facilities/exposition halls	Accepted 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

Prior Land Use Requests

Application Number	Request	Action	Date
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
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 at BCC	December 2011
UC-0247-10	High Impact Project (sports arena)	Withdrawn at BCC	August 2010

Prior Land Use Requests

Application Number	Request	Action	Date
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	An 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 Entertainment Mixed-Use	January 1990

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Sahara Hotel
South	Entertainment Mixed-Use	H-1	Residential condominiums (Turnberry Place) & developing resort hotel (Fontainebleau)
East	Entertainment Mixed-Use	H-1	Residential condominiums (Turnberry Towers) & Westgate (formerly known as LVH) Resort Hotel
West	Entertainment Mixed-Use	H-1	Hotel timeshare (Hilton Grand Vacations) & Rocking Rio

Related Applications

Application Number	Request
ET-23-400129 (UC-0568-14)	A fourth extension of time for modifications to a High Impact Project is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have

substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

This project was approved 9 years ago with very little progress towards commencement being made. There have been applications submitted to the Department of Public Works and the Building Department, an off-sites permit has been submitted, a drainage study has been approved, and an early grading permit is ready for issuance. The applicant has asked for 90 more days to get the early grading permit issued. However, given the extensive history of the project and previous grading of the site, staff has determined a second early grading permit for the perimeter of the site would not be considered as commencement, as the action should be towards the ultimate construction of the site. Additionally, commencement not only includes commencing construction but also progressing diligently to completion of the project. Since the filing of the requested extension of time a grading permit for the entire grading has been submitted for review; however, no architectural plans have been provided. For all these reasons, staff cannot support the extension of time request.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Until September 6, 2024 to commence with any extension of time as a public hearing.
- Applicant is advised that the County may take action to pursuant to the Performance Agreement if the project has not commenced by the extended date; the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 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 that 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.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

APPLICANT: ALL NET LAND DEVELOPMENT, LLC
CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, SUITE 650, LAS VEGAS, NV 89135

DRAFT

HOTEL/RECREATIONAL FACILITY
(TITLE 30)

LAS VEGAS BLVD S/SAHARA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-23-400129 (UC-0568-14)-ALL NET LAND DEVELOPMENT, LLC:

USE PERMITS FOURTH EXTENSION OF TIME to commence the following: **1)** a High Impact Project; **2)** a recreational facility (a multi-function events arena) and incidental uses; **3)** increased building height; **4)** retail sales and service; **5)** restaurants; **6)** on-premises consumption of alcohol; **7)** alcohol sales, beer & wine - packaged only; **8)** alcohol sales, liquor - packaged only; **9)** outdoor live entertainment; **10)** personal services (salon and spa); **11)** club; **12)** nightclub; **13)** food carts/booths; **14)** grocery store; **15)** kiosks/information (outdoor); **16)** offices; **17)** theater (Cineplex); **18)** outside dining, drinking, and cooking; **19)** farmer's markets; **20)** arcade; and **21)** motion picture production/studio.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setback to a parking structure from a residential use; **2)** waive the required landscaping when adjacent to a less intensive use; **3)** permit a variety of outdoor commercial/retail uses not within a permanent enclosed building; and **4)** non-standard improvements (fences/walls, planters, and landscaping) within the future right-of-way (Las Vegas Boulevard South).

DESIGN REVIEWS for the following: **1)** a recreational facility (multi-function events arena) with ancillary uses and structures and overall site design; **2)** hotel; **3)** retail establishments; **4)** theater (Cineplex); and **5)** parking structures on 27.0 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located between Las Vegas Boulevard South and Paradise Road, 900 feet south of Sahara Avenue within Winchester. TS/tpd/syp (For possible action)

RELATED INFORMATION:

APN:

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

USE PERMITS:

1. Allow a High Impact Project.
2. Allow a recreational facility (a multi-function events arena) and incidental uses.
3.
 - a. Increase building height (hotel) to 512 feet where 100 feet is permitted (a 412 increase).
 - b. Increase building height (arena) to 160 feet where 100 feet is permitted (a 60% increase).
4. Allow retail sales and service.
5. Allow restaurants.
6. Allow on-premises consumption of alcohol.

7. Allow alcohol sales, beer & wine - packaged only.
8. Allow alcohol sales, liquor - packaged only.
9. Allow outdoor live entertainment.
10. Allow personal services (salon and spa).
11. Allow a club.
12. Allow a nightclub.
13. Allow food carts/booths.
14. Allow a grocery store.
15. Allow kiosks/information (outdoor).
16. Allow offices.
17. Allow a theater (Cineplex).
18. Allow outside dining, drinking, and cooking.
19. Allow farmer's markets.
20. Allow an arcade.
21. Allow motion picture production/studio.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the side setback from a residential use (Turnberry Place Condominiums) for a parking structure to zero feet where 10 feet is required (a 100% reduction).
2. Waive required landscaping adjacent to a less intensive use (Turnberry Place Condominiums) per Figure 30.64-11.
3. Permit a variety of outdoor commercial/retail uses not within a permanent enclosed building when required to be within a permanent enclosed building.
4. Allow non-standard improvements (fences/walls, planters, and landscaping) within the future right-of-way (Las Vegas Boulevard South) where not permitted.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

Project Description

General Summary

- Site Acreage: 27
- Project Type: Events arena, hotel, retail establishments including food and beverage, theater (Cineplex), and grocery store
- Number of Stories: 44 (hotel)/4 (arena)/4 (parking structures)
- Building Height (feet): 160 (arena)/512 (hotel)/77 (theater/Cineplex)/up to 77 (retail that is proposed over multiple levels)/65 (north parking garage)/46 (south parking garage)
- Square Feet: 862,500 with up to 22,000 seats (event arena)/500 room hotel/300,000 (retail, food, beverage, and entertainment)
- Parking Required/Provided: 8,759/8,999

History & Request

This request is for a fourth extension of time to commence UC-0568-14 for the All Net Arena project. The project as originally approved (UC-0568-14) consists of the following:

1. Hotel with 500 suites. The hotel tower will be 44 stories with an overall height of 512 feet. The hotel tower has been submitted to the Federal Aviation Administration. The hotel will also contain accessory uses such as a restaurant with a private lounge, wedding chapel and reception area, a specialty clothing and jewelry boutique, along with a full service spa;
2. Victory Plaza, a 300,000 square foot retail, food, beverage, and entertainment pedestrian streetscape, will funnel visitors from Las Vegas Boulevard South into the overall site. The plaza will include lush landscaping, food and retail establishments with outdoor seating, and staging and consists of retail uses within several levels within the overall development. The 300,000 square feet consists of uses within enclosed buildings. There will also be outdoor uses and activities, such as outside dining, within the pedestrian streetscape but no functional square footage areas were included with this request. Victory Plaza is designed to transform to different themes in accordance with events, activities, holidays, and celebrations;
3. 16 screen Cineplex with movie theater;
4. Event arena (All Net Arena). The arena's interior will consist of 4 levels for a total of 862,500 square feet with a retractable roof. The overall height of the arena is 160 feet. The seating accommodations will include 22,000 for basketball, 21,600 for hockey, and 22,000 for concerts and conventions. Also included is a restaurant and night club. The facility will also include home and visiting locker rooms, a practice court, media facilities, training facilities, training offices, fitting rooms, official locker rooms and dining facility, event staging area, pre/post game area, coach and administrative offices, and laundry and dry-cleaning facility. The arena is designed to accommodate the National Basketball Association professional teams and events;
5. Two lower basement levels that contain support spaces, receiving docks, and parking (employees and valet). Level B-1 is the event floor level for the arena. The project also contains 2 parking structures which serve the property with access off Las Vegas Boulevard South and Paradise Road.

Modifications to the project including an additional tower and convention center, were approved by UC-0519-17, which an extension of time is also being requested for and is a companion item on this agenda. The contents within this section of the report describe the project as originally approved per UC-0568-14.

Site Plans

The approved plans depict a multi-use facility that is anchored by an events arena, non-gaming hotel, and 300,000 square foot retail and restaurant plaza. The 300,000 square feet consists of uses within enclosed buildings. There will also be outdoor uses and activities, such as outside dining, within the pedestrian streetscape but no functional square footage areas were included with this request. The area along Las Vegas Boulevard South consists of landscaping and other improvements within the Las Vegas Boulevard South right-of-way with a 30 foot wide pedestrian realm immediately east of the right-of-way. Integrated into the pedestrian realm is an elevated pedestrian walkway that funnels pedestrians into the shopping plaza and eliminates conflicts between pedestrian and vehicular movements entering the site. In the northwest corner of the site, directly adjacent to the pedestrian realm, is 1 of the 2 proposed parking structures. Centrally located within the site are the 300,000 square foot retail and restaurant plaza and hotel.

In the northeast portion of the site is the events arena while the southeast portion of the site contains the second parking structure. The arena is set back 158 feet from Paradise Road. Along Paradise Road is a pedestrian realm that is up to 49 feet in width. The plans depict 1 primary ingress and egress point along Las Vegas Boulevard South with a secondary access point for the parking structure in the northwest portion of the site. There is 1 primary ingress and egress point along Paradise Road with 3 secondary access points to the parking garage in the southeast portion of the site. The primary entrance along Paradise Road lines up with an existing traffic signal on Karen Avenue and Paradise Road. The 3 secondary access points provide for bus/shuttle drop-off and pick-up queuing and service area ramp access.

Pedestrian Circulation Plan & Landscaping

The pedestrian circulation plan depicts clear, continuous, and unobstructed pedestrian use areas with pedestrian connections throughout the entire site. The connections include, but are not limited to, sidewalks, walkways, stairways, and an elevated pedestrian walkway. Clear and unobstructed connections are also depicted between the site and Las Vegas Boulevard South and Paradise Road. Along Las Vegas Boulevard South is a minimum 30 foot wide pedestrian realm with a minimum 20 foot sidewalk/walkway that is unobstructed. The remaining pedestrian realm consists of enhanced landscaping and amenity zone with corresponding pedestrian furnishings. The western edge of the pedestrian realm, portions of which are within the future right-of-way, include pedestrian containment barriers/fence to preclude pedestrians from accessing the public right-of-way from the pedestrian area and potentially conflict with vehicular movements. The functional area that is generally considered the pedestrian realm is wider than 30 feet since portions extend into the future right-of-way of Las Vegas Boulevard South. Cross sections on file provide further detail on the pedestrian areas and connections. In some areas along Las Vegas Boulevard South, there is an 11 foot wide planting area along and within the future right-of-way followed by a 20 foot wide public sidewalk which is then followed by a 16 foot wide planting strip. Detail on the elevated pedestrian walkway depicts a 20 foot wide public sidewalk with 17 foot wide private sidewalk for a total combined pedestrian walkway width of 37 feet.

Along Paradise Road, the pedestrian realm varies in width from 25 feet to up to 49 feet. The unobstructed sidewalk is predominantly 20 feet in width but does narrow to 15 feet at the narrowest point. Portions of the pedestrian area, including pedestrian walkways and connections, between the Paradise Road right-of-way and the arena reach up to a width of 115 feet.

The top of the south parking structure, which is at the south property line, is depicted as a green roof. The green roof consists of shrubs and groundcover that includes ornamental grasses. The green roof is only for a portion of the roof where the Cineplex theater is off-set or staggered from the south wall of the parking structure.

One of the waivers is to not provide required landscaping between the south parking structure and south property line, per Figure 30.64-11, adjacent to an existing 8 foot to 10 foot high wall enclosing the less intensive residential condominium use (Turnberry Place).

Use Permits

This project is a High Impact Project that was considered through a special use permit in the H-1 zone. Additionally, 2 of the structures within this project exceed the permitted 100 foot height

for buildings. Increased height, above 100 feet, was approved with a special use permit. The hotel is proposed at 512 feet while the arena is proposed at 160 feet in height. Since a shopping center is not a specific land use under Table 30.44-1, of the specific land uses within the area that will contain the 300,000 square foot retail and restaurant plaza. The 300,000 square feet consists of uses within enclosed buildings. There will also be outdoor uses and activities, such as outside dining, within the pedestrian streetscape but no functional square footage areas were included with this request.

The following outlines the uses anticipated for retail and restaurant plaza:

- Restaurants and bars (alcohol sales)
- Retail stores
- Grocery store
- Outdoor dining
- Arcade
- Outdoor live entertainment (positioned 500 feet from adjacent residential)
- Outdoor ice skating rink
- Night clubs
- Office
- Farmers market
- Movie production
- Food carts
- Kiosks

Waivers of Development Standards

Waiver of development standards #1 was to eliminate the required setback to the parking structure on the southeast portion of the site, adjacent to a residential use. The required setback is 10 feet, and the plans depict a zero foot setback.

Waiver of development standards #2 was to eliminate required landscaping along the southeast portion of the site adjacent to the residential use (Turnberry Place). The majority of the area is where the parking structure has a zero foot setback.

Waiver of development standards #3 was to conduct outdoor commercial/retail uses not within an enclosed building. Within the Victory Plaza area, there will be outdoor uses and activities, such as outside dining, within the pedestrian streetscape.

Waiver of development standards #4 was for a portion of the proposed landscaping and structures such as fences, benches, trash receptacles, and pedestrian barriers that are within a portion of the future right-of-way of Las Vegas Boulevard South.

Elevations

The approved plans for the arena depict a 160 foot high structure with a modern design consisting of aluminum and glass wall systems with solar screens. Throughout the various elevations, the arena will contain LED panels and lighting effect systems throughout. LED panels consist of light emitting diodes that function off the principle of electroluminescence and

will primarily function as signage. However, signage is not a part of this application and will be reviewed with a subsequent land use application. The roof, which is retractable, will also consist of a metal roof system.

The 512 foot high hotel has multiple surface planes with varying roof heights and consists primarily of aluminum and glass curtain wall system with solar panels.

The parking structure with theater (Cineplex) in the southeast portion of the site is an integrated structure with varying heights and materials. The parking structure, which is closest to Paradise Road and the south property line, is a maximum of 46 feet in height and will be enhanced with a decorative architectural perforated metal screen system. A picture representation of an existing building with the proposed metal screen system is depicted on the plans on file. The theater (Cineplex) portion of the overall building, which is off-set or staggered from the southern edge of the parking structure, is depicted at a maximum height of 77 feet. The plans depict metal panel systems with LED feature lighting, as well as aluminum and glass curtain wall systems with a stone panel element.

The parking structure on the northwest portion of the site, closest to Las Vegas Boulevard South, will consist of the same materials as the southern parking structure. However, the height for the northern parking structure will be 65 feet.

The retail and restaurant buildings are proposed over multiple levels that range up to 77 feet in height. The buildings consist of the following materials: 1) stone panels; 2) mullion less glass walls; 3) metal panels; and 4) solar shade systems with LED lighting.

All buildings, with the exception of the southern parking structure, comply with all applicable setbacks for the base zoning district, special setbacks along Las Vegas Boulevard South, and any applicable setbacks from arterial streets.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ET-22-400110 (UC-0568-14):

Current Planning

- Until September 6, 2023 to commence with any extension of time as a public hearing.
- Applicant is advised that the County may take action to pursuant to the Performance Agreement if the project has not commenced by the extended date; the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 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 that 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.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ET-20-400095 (UC-0568-14):

Current Planning

- 6 months to execute Performance Agreement with bond and Development Agreement or application will expire;
- Until September 6, 2022 to commence with any extension of time as a public hearing;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-0568-14 (ET-0087-17):

Current Planning

- Until September 6, 2020 to commence, to run concurrent with UC-0519-17;
- Until September 6, 2020 to review as a public hearing, to run concurrent with UC-0519-17;
- Submit a security performance bond acceptable to the County in an amount sufficient to provide a screen wall and/or restore the site including removal of construction materials, site stabilization and revegetation as necessary should construction of the project be discontinued or abandoned;
- As part of the Development Agreement or as a separate agreement, applicant to submit a Decommissioning Plan acceptable to the County which specifies the actions to be taken by the Developer in the event construction of the project is stopped or abandoned with said plan to be submitted and approved prior to building permits for the stadium;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that an adopted Development Agreement is required prior to permits other than the permits allowed per original conditions; and a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that 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.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-0568-14:

Current Planning

- 3 years to commence and review;
- Per revised plans presented at the 08/06/14 Board of County Commissioners' meeting;
- Landscape buffer between the southern parking garage and south property line per revised plans presented at the 08/06/14 Board of County Commissioners' meeting;
- Landscaping and pedestrian realms per plans on file;
- Lighting for signs to be addressed with a subsequent land use application including nits;
- Design review for lighting to address nits and shielding;
- Design review as a public hearing on final plans for the outdoor live entertainment area and to address uses, with associated details such as, but not limited to, address location of stages, any amplified sound, plaza cover, lighting, and involve neighbors such as but not limited to Turnberry Place and Towers, Skye, Allure, and Las Vegas Country Club for design and issues;
- Hours of operation for outdoor uses and live entertainment shall be up to 10:00 p.m. on weekdays and up to 12:00 a.m. on weekends;
- Provide notification to neighbors for all events;
- A Development Agreement to mitigate 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;
- As part of the Development Agreement, applicant to submit a Decommissioning Plan acceptable to the County which specifies the actions to be taken by the Developer in the event construction of the project is stopped or abandoned for 90 days or longer;
- Construct pedestrian bridge(s) (pedestrian grade separation) across Las Vegas Boulevard South and Paradise Road (east/west bridge easements) and identify easement areas on the plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised to coordinate with other entities and or agencies; approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license, or approval; and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance as a public hearing;
- Traffic study to include pedestrian analysis and flows and address turns on Paradise Road;
- Traffic study to also address: a) determine the required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes, b) turnover analysis for the porte-cochere, c) identification and implementation of Traffic Demand Management (TDM) measures with a follow-up study

and presentation to the Board of County Commissioners (BCC) within 1 year of opening to the public;

- Traffic study to also include impact mitigation plan to also be reviewed by the Freeway and Arterial System of Transportation (FAST);
- Right-of-way dedication to Clark County to accommodate any physical improvements identified in the traffic study needed to accommodate vehicular and pedestrian volumes generated by the project;
- Full off-site improvements;
- Reconstruct any unused driveways with full off-sites;
- Developer to contribute financially to the possible future pedestrian grade separated bridge at Las Vegas Boulevard South and Sahara Avenue, percent of participation to be addressed in the traffic study and development agreement;
- Traffic study to analyze tile need for east/west pedestrian bridge(s) (pedestrian grade separation) across Las Vegas Boulevard South and Paradise Road and identify easement areas on the plans;
- Dedicate and construct bus turnouts and shelter areas as required by the Regional Transportation Commission;
- No buildings within the future right-of-way;
- No advertising within the right-of-way;
- Record a public pedestrian access easement;
- Maintain the required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes;
- Applicant to execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Owner acknowledges that the proposed non-standard improvements are within a portion of the area planned for a "200 foot planned right-of-way" per Title 30 and the Clark County Transportation Element adopted on May 16, 2006;
- Future applications, whether individually or cumulatively (including this application), that are demonstrated to have a sufficient traffic impact upon Las Vegas Boulevard South may require the owner or its successors to grant easements or dedicate its proportionate share of all or portion(s) of the planned right-of-way on Las Vegas Boulevard South adjacent to its property according to the requirements of the Clark County Transportation Element and Title 30;
- Owners or its successors shall remove any non-standard improvements related to this application or any future application(s) within the planned right-of-way at its own expense, in the event dedication of the planned right-of-way is required.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;

- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code.
- 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; 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 the separate airspace determinations will be needed for construction cranes or other temporary equipment.

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; permits and fire protection may be required for this facility; and to please contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there is an existing public 21 inch sanitary sewer line within an existing public sanitary sewer easement on the property, there is currently insufficient capacity in the 21 inch public sanitary sewers adjacent to the applicant's site; the drawings provided by the applicant proposed structures and intense landscaping over or in the near vicinity of the sewer line and within the easement; the public sewer easement does not allow encumbrances within its boundaries; CCWRD must have 24 hour access to maintain public sewer lines; the applicant is required to meet with CCWRD to resolve sanitary sewer easement and access issues and capacity issues; construction of an off-site sewer may be required as part of the applicant's project to reach a point of adequate capacity in the CCWRD collection system; and that at the time of construction of new improvements, CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to verify sewer point of connection and check for any changed conditions.

Applicant's Justification

The applicant states they have been working with various county departments for the last 9 months to commence the project by September 6, 2023, as outlined in the previous extension of time ET-22-400110 (UC-0568-14). Through this process a grading permit and a fence permit have been submitted to the Building Department. The applicant has received comments on both submittals and are hopeful that the permits will be issued soon. However, this request is to ensure that enough time is provided for the project to commence.

Prior Land Use Requests

Application Number	Request	Action	Date
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
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

Prior Land Use Requests

Application Number	Request	Action	Date
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	An expansion to a previously approved resort hotel (Palace of the Sea) - expired	Approved by PC	January 2004
UC-1699-02	A 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

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Sahara Hotel
South	Entertainment Mixed-Use	H-1	Residential condominiums (Turnberry Tower) & developing resort hotel (Fontainebleau)
East	Entertainment Mixed-Use	H-1	Residential condominiums (Turnberry Towers) & Westgate Resort Hotel
West	Entertainment Mixed-Use	H-1	Hotel timeshare (Hilton Grand Vacations) & Rocking Rio

Related Applications

Application Number	Request
ET-23-400128 (UC-0519-17)	A third extension of time for modifications to a High Impact Project (All Net Arena) and convention facilities/exposition halls is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

This project was approved 9 years ago with very little progress towards commencement being made. There have been applications submitted to the Department of Public Works and the Building Department, an off-sites permit has been submitted, a drainage study has been approved, and an early grading permit is ready for issuance. The applicant has asked for 90 more days to get the early grading permit issued. However, given the extensive history of the project and previous grading of the site, staff has determined a second early grading permit for the perimeter of the site would not be considered as commencement, as the action should be towards the ultimate construction of the site. Additionally, commencement not only includes commencing construction but also progressing diligently to completion of the project. Since the filing of the requested extension of time a grading permit for the entire grading has been submitted for review; however, no architectural plans have been provided. For all these reasons, staff cannot support the extension of time request.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Until September 6, 2024 to commence with any extension of time as a public hearing.
- Applicant is advised that the County may take action to pursuant to the Performance Agreement if the project has not commenced by the extended date; the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 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 that 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.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS: 5 cards

PROTEST: 1 card

APPLICANT: ALL NET LAND DEVELOPMENT, LLC

CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, LAS VEGAS, NV 89135

DRAFT

SIGNAGE
(TITLE 30)

CONVENTION CENTER DR/CHANNEL 8 DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-23-400150 (WS-19-0618)-CONCORD PRIME, LLC & VEGASSTARR, LLC

WAIVER OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for increased wall sign area.

DESIGN REVIEW for wall signage in conjunction with an office building on 3.3 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the south side of Convention Center Drive and the east side of Channel 8 Drive within Winchester. TS/dd/syp (For possible action)

RELATED INFORMATION:

APN:

162-09-805-017

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Increase wall sign area on the north elevation to 21,462 square feet where a maximum of 1,176 square feet is allowed per Table 30.72-1 (a 1,725% increase).
- b. Increase the wall sign area on the east elevation to 16,352 square feet where a maximum of 896 square feet is allowed per Table 30.72-1 (a 1,725% increase).
- c. Increase the wall sign area on the west elevation to 16,352 square feet where a maximum of 896 square feet is allowed per Table 30.72-1 (a 1,725% increase).
- d. Increase the wall sign area on the east parking garage elevation to 23,000 square feet where a maximum of 1,840 square feet is allowed per Table 30.72-1 (a 1,150% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 101 Convention Center Drive
- Site Acreage: 3.3
- Project Type: Wall signage
- Square Feet: 77,166 (total signage area)

Site Plan

The approved plan depicts a 3.3 acre parcel with an existing 11 story building and plaza building with a parking garage at the southeast corner of Convention Center Drive and Channel 8 Drive. The property has 2 driveways, including the half circle driveway off of Convention Center Drive. The parking garage is accessed from Channel 8 Drive.

Landscaping

The property has existing landscaping.

Signage Elevations

The approved plans show proposed wall signage consisting of 77,166 square foot building vinyl wraps located on the west, east, and north office building elevations, and on the east elevation of the existing parking garage.

Previous Conditions of Approval

Listed below are the approved conditions for ET-21-400150 (WS-19-0618):

Current Planning

- Until October 1, 2023 to commence and review as a public hearing.
- Applicant is advised that the County is currently rewriting Title 30 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; and that 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.

Listed below are the approved conditions for WS-19-0618:

Current Planning

- 2 years to commence and review as a public hearing;
- Applicant to file a temporary use application for each signage event;
- Advertising limited to on-premises events;
- Maximum duration of signs to correspond with the event advertised, which shall be no longer than 14 days with a maximum of 10 events per year;
- Signs to be removed promptly after each event ends.

Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that 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.

Applicant's Justification

The applicant states that the convention business has been returning slowly after the COVID-19 Pandemic. The applicant is requesting a 1 year extension to commence with their project.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400150 (WS-19-0618)	First Extension of Time for increased wall sign area	Approved by PC	December 2021
WS-19-0618	Increased wall sign area	Approved by PC	October 2019
UC-18-0441	Banquet and convention facility	Approved by PC	August 2018
UC-0322-10	Increased height of a communication antenna	Approved by PC	September 2010
VC-1144-98	Reduced setback for a freestanding sign	Approved by PC	August 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1 & P-F	Shopping center, long term/short term lodging, commercial buildings, & Convention Center expansion
South	Entertainment Mixed-Use	H-1	Broadcast facility & multiple family residential
East	Entertainment Mixed-Use	H-1	Undeveloped/approved hotel (The Majestic)
West	Entertainment Mixed-Use	H-1	Hotel (Royal Resort)

Related Applications

Application Number	Request
UC-23-0667	A use permit with waivers and design reviews is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

This is the second extension of time. The applicant has only asked for a 1 year extension and will need to review their project once it has commenced. For this reason, staff can support this request, however, this is the last extension of time that staff will support.

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 October 1, 2024 commence and review as a public hearing.
- 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; and that 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.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: ELITE MEDIA., INC

CONTACT: ELITE MEDIA., INC, 145 BRIGHTMOOR CT, HENDERSON, NV 89074



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input checked="" type="checkbox"/> EXTENSION OF TIME (ET) <u>WS-19-0618</u> (ORIGINAL APPLICATION #) <u>ET-21-400150</u> <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>23-400150</u> DATE FILED: <u>10/5/23</u> PLANNER ASSIGNED: <u>Sm</u> TAB/CAC: <u>Winchester</u> TAB/CAC DATE: <u>11/14/23</u> PC MEETING DATE: <u>12/5/23</u> BCC MEETING DATE: _____ FEE: <u>\$ 950.00</u>
	PROPERTY OWNER NAME: <u>CONCORD PRIME LLC & Vegas Star LLC</u> ADDRESS: <u>3140 CHANNEL 8 DRIVE</u> CITY: <u>LAS Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>ELITE MEDIA INC. c/o ROD CARTER</u> ADDRESS: <u>145 BRIGHTMOOR CT</u> CITY: <u>HENDERSON</u> STATE: <u>NV</u> ZIP: <u>89074</u> TELEPHONE: _____ CELL: <u>702-510-1764</u> E-MAIL: <u>rod@eliteMediaInc.com</u> REF CONTACT ID #: <u>171138</u>
	CORRESPONDENT NAME: <u>SAME AS APPLICANT</u> ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____ TELEPHONE: _____ CELL: _____ E-MAIL: _____ REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162 09 805 017

PROPERTY ADDRESS and/or CROSS STREETS: 3140 CHANNEL 8 DR.

PROJECT DESCRIPTION: EDT FOR APPROVED temporary Signage / event for CONVENTIONS

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

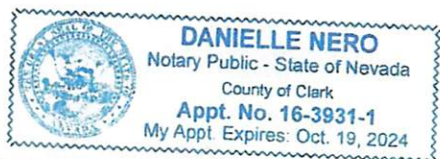
Property Owner (Signature)* [Signature]

Property Owner (Print) AUTHORIZED Lease Holder

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 10/4/2023 (DATE)
 By Rodney Carter

NOTARY PUBLIC: [Signature]



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



August 28, 2023

Nancy Amundsen
Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89155

RE: Request for an EOT (Extension of Time) for WS-19-0618
101 Convention Center Drive
APN No. 162-09-805-017

Dear Nancy:

Elite Media Inc., at this time is requesting to file for a one (1) year Extension of Time for the above referenced application. Second application for an Extension of Time.

On October 1st, 2019 our application was presented before the Clark County Planning Commissioners at their regular meeting (with Staff's recommendation of approval) which the body unanimously approved our application that granted us the ability to submit and file for temporary use application's to place signage on the exterior facades of the building in conjunction with On-Premise Events that are associated with convention related activities based on a 2 year approval. Shortly there after, we entered into the new era of the COVID -19 pandemic that shut down not only the Convention Business but the entire World Economy.

Due to the hardship of the Covid-19 Pandemic and the mandated shutdown we/ Elite Media lost our entire 2 year approval which is set to expire on 10/1/2021. As per our conditions of approval, condition No. 1 states, "2 years to commence and review as a public hearing. As a result of the shut down, we/ Elite Media lost the ability to "COMMENCE our Application" therefore a review of our temporary events, and the placement of our temporary graphics is not possible at this time. On December 16th 2101, we were approved for our first extension of time/ application (Reference: T-21-400150 (WS-19-0618) which is included.

Due to the unfortunate circumstances surrounding the Covid- 19 Pandemic along with the economy/ convention business slowly returning to full capacity. We/ Elite Media, respectfully ask for your support along with the Clark County Town Board Members and the Clark County Commissioners in approving/ renewing our second (2nd) application (EOT) which will allow us ample time to successful secure the on-site activations, apply for approvals that grant us the right to place temporary signage on the approved exterior facades and demonstrate to the Planning Staff members and the Clark County Commissioners of our compliance.

Thank you in advance for your time and consideration, in closing please know that with the new Convention- West Hall opening, the 101 Convention Center Building- due to its proximity and our ability to place temporary graphics on the approved areas has become one of the most critical asset to our business, therefore your support is paramount to our sustainability as business owners/ operators in Clark County.

Thank you for your time and consideration.

Respectfully,

Rod Carter
Senior Vice President and Partner
Elite Media, Inc.

RESTAURANT
(TITLE 30)

CONVENTION CENTER DR/CHANNEL 8 DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0667-CONCORD PRIME, LLC & VEGASSTARR, LLC:

USE PERMITS for the following: **1)** restaurant; **2)** reduce the pedestrian access area around the perimeter of the outside dining and drinking patio; **3)** on-premises consumption of alcohol (supper club); **4)** live entertainment; **5)** hookah lounge; and **6)** banquet facility.

WAIVER OF DEVELOPMENT STANDARDS to allow a banquet facility not on the ground floor.

DESIGN REVIEWS for the following: **1)** an outdoor kiosk; and **2)** outside dining and drinking patio on a portion of 3.3 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the south side of Convention Center Drive and the east side of Channel 8 Drive within Winchester. TS/jor/syp (For possible action)

RELATED INFORMATION:

APN:

162-09-805-017 ptn

USE PERMITS:

1. Restaurant
2. a. Reduce the pedestrian access area around the perimeter of the proposed outside dining and drinking patio in conjunction with an outdoor kiosk to zero feet where 48 inches is the minimum per Table 30.44-1 (a 100% reduction).
- b. Reduce the pedestrian access around the perimeter of the proposed outside dining and drinking area in conjunction with a restaurant to zero feet where 48 inches is the minimum per Table 30.44-1 (a 100% reduction).
3. On-premises consumption of alcohol (supper club).
4. Live entertainment.
5. Hookah lounge.
6. Banquet facility.

WAIVER OF DEVELOPMENT STANDARDS:

Allow a proposed banquet facility not on the ground floor when adjacent to a residential use per Table 30.44-1.

DESIGN REVIEWS:

1. Outdoor coffee kiosk.
2. a. Outside dining and drinking patio in conjunction with an outdoor coffee kiosk.

- b. Outside dining and drinking area in conjunction with a restaurant.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 101 Convention Center Drive
- Site Acreage: 3.3 (portion)
- Project Type: Proposed restaurant, supper club, hookah lounge, banquet facility, outside dining and drinking, outdoor coffee kiosk, and live entertainment
- Number of Stories: 12 (existing northwest tower building)/6 (L-shaped commercial building with parking garage)
- Building Height (feet): 145 (maximum)/15 (proposed coffee kiosk)
- Square Feet: 202,004 (all structures on-site)/16,999(lease space – restaurant, hookah lounge, & banquet hall)/699 (restaurant outside dining and drinking patio area)/690 (coffee kiosk outside dining and drinking area)/160 (coffee kiosk)
- Parking Required/Provided: 913/964

Site Plans

The site was approved via VC-0208-79. There is an existing 12 story office tower on the northwest corner of the site, and an L-shaped commercial building along the south and east property lines. The L-shaped building includes a basement level for parking, a courtyard area on the ground level facing Convention Center Drive, additional lease spaces on the first and second floors, and the remaining parking spaces are located on the third through fifth floors. The applicant's lease space (Suite 125), for everything other than the kiosk and its accompanying outdoor dining and drinking area, is located on the eastern portion of the L-shaped building, on the first floor only, which is higher than the ground level. In addition, the applicant is proposing an outside dining and drinking patio area adjacent to the restaurant. The plans show that the applicant is not incorporating a 48 inch wide pedestrian access around the perimeter of the outside dining and drinking area. The plans show a 48 inch wide pedestrian pathway through the outside dining area, enclosed by swing gates; therefore, customer seating would be on either side of this pathway.

The applicant is proposing an outdoor coffee kiosk on the ground floor of the site, west of the restaurant lease space. North of the coffee kiosk is an entrance to the basement level parking garage. South of the kiosk includes a loading area, bicycle racks, and an existing outdoor seating area. The proposed outside dining and drinking area south of the coffee kiosk is approximately 6 feet west of an existing loading zone, and there are no other pedestrian access areas as required per Code since this area is tucked in the corner adjacent to the courtyard retaining walls and landscape planter north of the bicycle racks. The coffee kiosk will be set back 48 feet from the nearest property line to the north.

The request is to allow the following uses: a proposed restaurant, supper club, hookah lounge, live entertainment, and reduce the pedestrian access area around the perimeter of the outside dining and drinking patio to zero feet where 48 inches is required per Code. The pedestrian access area reduction is related to the proposed coffee kiosk outside dining and drinking area located on the ground floor, and the outside dining area adjacent to the restaurant (first floor). A waiver of development standards is required for a proposed banquet facility not located on the ground floor when adjacent to a residential use to the southeast (parcel 162-09-810-000).

The design reviews are for the proposed outdoor coffee kiosk and the related outside dining and drinking patio, and the outside dining and drinking area for the restaurant.

Landscaping

There is existing street landscaping along Convention Center Drive, and existing on-site landscape planters within the street level courtyard. No new landscaping is proposed or required with this request.

Elevations

There are no proposed changes to the existing building elevations. The site includes an existing office tower with a maximum height of 145 feet. The L-shaped building includes 2 floors of lease spaces and the parking garage on the basement and upper levels. The existing exterior materials include decorative glass panels, concrete panels, white metal railing, and decorative stone planters. The maximum height of the proposed kiosk is 15 feet. The coffee kiosk includes decorative panels with lift-up panels to allow customers to access the self-service area and cashier space.

Floor Plans

The floor plan shows the following areas: customer waiting area, dining room, bar area, stage, hookah lounge area with a prep room, outside dining and drinking patio related to the restaurant, kitchen, storage rooms, buffet area, and banquet hall area. The lease space has an overall area of 16,999 square feet. The restaurant outside dining and drinking patio has an overall area of 699 square feet. The proposed coffee kiosk has an overall area of 160 square feet, and the adjacent coffee kiosk outside dining and drinking area has an overall area of 690 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing to remodel an existing office space into a restaurant. The proposed space will be a restaurant with an outside dining and drinking area, hookah lounge, banquet area, an outside dining and drinking area related to the coffee kiosk, and indoor stage for live entertainment. The proposed space is immediately above the entrance of a parking garage allowing for 964 available parking spaces. The outdoor kiosk will be a prefabricated structure with an overall area of 160 square feet. The hours of operation will be as follows: 6:00 a.m. to 8:00 p.m. for the coffee kiosk and 6:00 a.m. to 3:00 a.m. for the restaurant, 7 days a week. The indoor live entertainment performances that will be held within the restaurant will take place from 6:00 p.m. to 10:00 p.m.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400150 (WS-19-0618)	First Extension of Time for increased wall sign area	Approved by PC	December 2021
WS-19-0618	Increased wall sign area	Approved by PC	October 2019
UC-18-0441	Banquet and convention facility - expired	Approved by PC	August 2018
UC-0322-10	Increased height of a communication antenna	Approved by PC	September 2010
VC-1144-98	Reduced setback for a freestanding sign	Approved by PC	August 1998
VC-0208-79	Office building and parking garage	Approved by PC	December 1979

Additional land use applications were previously approved on this site.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Recreational facility (Indoor Skydiving), Hotel (Siegel Select), Restaurant, & Las Vegas Convention Center expansion area
South	Entertainment Mixed-Use	H-1	Multiple family residential & Office /Broadcasting building for Channel 8 News
East	Entertainment Mixed-Use	H-1	Previously approved (undeveloped) hotel (Majestic) & future shopping center
West	Entertainment Mixed-Use	H-1	Hotel (Royal Resort)

Related Applications

Application Number	Request
ET-23-400150 (WS-19-0618)	Second Extension of Time for increased wall sign area is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permits #1, #3, #4, #5, & #6

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff does not object to the applicant's request to allow a restaurant, supper club, banquet facility, live entertainment, and a hookah lounge. The site is an existing commercial center with a myriad of uses. These uses are compatible within the immediate area and should not pose a negative impact to the site.

Use Permit #2 and the Design Reviews

The proposed outside dining and drinking area adjacent to the restaurant includes a 48 inch pathway through the outside dining area, leaving no way for pedestrians to navigate around the patio area. The site plan shows the restaurant's seating is placed on either side of the 48 inch pedestrian pathway only. This outside patio area will be enclosed by fencing and gates and restricts restaurant patrons and customers of the entire complex from circulating to the other side of the first floor of the building. The site plan shows that customers can access the remaining first floor lease spaces through the main plaza entry only.

In addition, the applicant is proposing a coffee kiosk with an adjacent outside dining and drinking area located on the ground floor. The site plan shows that the kiosk will be placed adjacent to a fire lane, an existing drive aisle, a loading zone, and an entrance to the underground parking garage. The proposed outside dining and drinking area was originally utilized as a smoking and seating area dating back to 2009. Staff finds that the applicant has the opportunity to redesign this area to prioritize pedestrian circulation and include a 48 inch wide pedestrian access area. Furthermore, the applicant provided photos showing the frequency of vehicles that utilize this area for loading, parking, and driving. Placing a coffee kiosk at the proposed location is unjustifiable in terms of overall site design and layout. Staff finds that any proposed kiosk that serves food and drinks should be placed in an area that is away from fire lanes, drive aisles, and loading zones. The purpose of providing a 48 inch pedestrian access area is to allow ample circulation for customers to promptly maneuver towards and away from the outside dining and drinking area. Staff does not support these requests.

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

The floor plan depicts that the proposed banquet area is located towards the rear of the lease space (southeast corner). There is an existing multiple family residential development to the

southeast. However, aerial photos and street views show that the exterior building elevation does not include windows or direct access to the multiple family residential building to the southeast. Furthermore, the multiple family residential building is buffered by a parking lot, and there is a 55 foot setback from the applicant's lease space to the multiple family residential building. Staff does not foresee a negative impact as a result of the proposed banquet area within the applicant's lease space. Staff can support this request.

Staff Recommendation

Approval of use permits #1, #3, #4, #5, #6 and the waiver of development standards; denial of use permit #2 and the design reviews.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 1 year to commence and review as a public hearing;
- Live entertainment to be daytime hours only.
- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; the installation and use of cooling systems that consumptively use water will be prohibited; 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; and that 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.

Public Works - Development Review

- 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: GANESHA LLC

CONTACT: SUZANA RUTAR ARCHITECT LTD., 1950 E. WARM SPRINGS RD., LAS VEGAS, NV 89119

DRAFT



LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE (ZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) _____ (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) _____ (ORIGINAL APPLICATION #)	STAFF APP. NUMBER: <u>UC-23-0667</u> DATE FILED: <u>9/27/23</u> PLANNER ASSIGNED: _____ TAB/CAC: <u>Winchester</u> TAB/CAC DATE: <u>11-14-23</u> PC MEETING DATE: <u>12-5-23</u> BCC MEETING DATE: _____ FEE: <u>\$1,350</u>
	PROPERTY OWNER NAME: <u>Concord Prime LLC 50 / Vegas Starr LLC 50</u> ADDRESS: <u>888 S. Figueroa #1900</u> CITY: <u>Los Angeles</u> STATE: <u>CA</u> ZIP: <u>90017-5324</u> TELEPHONE: _____ CELL: _____ E-MAIL: _____
	APPLICANT NAME: <u>Ganesha LLC (Mr. Raja Mital)</u> ADDRESS: <u>278 LEnape heights Avenue</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-545-5777</u> CELL: <u>702-545-5777</u> E-MAIL: <u>rajamittal@yahoo.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>SUZANA RUTAR Architect., Ltd. (Simona Stephens/Suzana Rutar)</u> ADDRESS: <u>1950 E. Warm Springs Rd</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89119</u> TELEPHONE: <u>702-263-6176</u> CELL: <u>702-234-3865 / 702-338-4407</u> E-MAIL: <u>simona@srutar.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 162-09-805-017

PROPERTY ADDRESS and/or CROSS STREETS: 101 Convention Center Drive, Suite 125

PROJECT DESCRIPTION: Remodel of an existing office space into a tavern/restaurant with indoor/outdoor dining and bar(s) and live entertainment

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

Michael Pashate
Property Owner (Signature)*

MICHAEL PASHATE Managing member
Property Owner (Print)

STATE OF _____
COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME ON _____ (DATE)
By _____
NOTARY PUBLIC: _____

See attached

101 Convention Center LLC Vegas Starr LLC

*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)
On May 25, 2023 before me, Kris Jensen, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Michael Pashaie
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Kris Jensen
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Land Use Application
Document Date: May 25, 2023 Number of Pages: 1
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

RUTAR

SUZANNA RUTAR, Architect Ltd.,
A Professional Corporation

September 26, 2023

Clark County Comprehensive Planning
Current Planning Division
500 South Grand Central Pkwy.
P.O. Box 551744
Las Vegas, Nevada 89155-1744

**PLANNER
COPY**
UC-23-0667

Re: **Use Permit
Justification Letter**
101 Convention Center Dr., Suite 125
APN # 162-09-805-017

To Whom It May Concern:

This is a Justification Letter for a Design Review and Use Permit for the above referenced property. The above referenced property is zoned H-1 (Limited Resort & Apartment) with planned land use as CG (Commercial General). We are proposing to remodel an existing office space into a restaurant as described below as well as add

The proposed space is 16,374 square feet of indoor space, 700 square feet of outdoor seating at the bar and 690 square feet of outdoor seating at the coffee kiosk, within the first floor of a multi-story building within an existing business complex. The proposed space will be an Indian restaurant (11,921 square feet of dining, bars, private rooms, dancing, hookah lounge and kitchen) containing one indoor and one outdoor lounge, an outdoor coffee shop, and indoor stage for live entertainment. The proposed space is immediately above the entrance of a parking garage allowing for 964 available parking spaces. The outdoor coffee shop will be a prefabricated kiosk 160 square feet in size. Sample photos are provided on details 4 & 5 on sheet A4.1. The hours of operation will be as follows: 6:00 a.m. – 8:00 p.m. for the coffee shop and 6:00 a.m. – 3:00 a.m. for the restaurant 7 days a week. The live entertainment performances, indoors only that will be held within the restaurant will take place 6:00 p.m. – 10:00 p.m.

We are asking for a Design Review for an Outdoor Dining 690 square feet and outdoor coffee shop 160 square feet.

We are asking for a Use Permit to allow for the sale of alcohol for on-site consumption within the proposed restaurant, a super club, as well as to allow gaming. For Outside Dining, we are meeting all Conditional Uses (1) requires a separation of 200 feet from any residential use. The closest residential area is 3,000+ feet away; therefore, we do meet condition; (2) requires a protective barrier from any sidewalk or parking area. The patio bar already has a protective barrier; therefore, we do meet condition; (3) requires a minimum of 48" wide pedestrian access around the outside

1950 E. Warm Springs Road · Las Vegas, Nevada 89119
Phone: (702) 263-6176 · Fax: 1 (844) 361-2582
Email: Simona@SRutar.com

SUZANA RUTAR, Architect Ltd.,
A Professional Corporation

dining area. Please refer to sheet A2.0 which displays the 48" pathway; therefore, we do meet condition;(4) states that it must be in conjunction with a supper club. This will be a supper club; therefore, we do meet condition; (5) requires a means of access through the interior for the use of alcohol outside. The patio swing gates will be exit only, which is noted on the site plan; therefore, we do meet condition.

We are also proposing banquet facility use (4,453 square feet) which will be indoor use only. It will utilize the same kitchen as the proposed restaurant, but the uses are separate and not in conjunction. The banquet will only be used as booked, and operating hours would vary anywhere between 10AM to 4AM. As mentioned already, there will be no outside use at the banquet, only indoor use.

All parking is existing and there are total of 964 spaces available for the entire site. Although we were not able to obtain areas to calculate all parking requirements, Owner has ensured that there are enough parking spaces allocated for the proposed restaurant and banquet facility. Total of 164 parking spaces are required for the restaurant and banquet facility, and 6 spaces are required for outdoor dining areas.

Summary of applications for Design Review and User Permits:

- Design Review
 - Outside Dining
 - Coffee Kiosk
- Use Permits
 - Restaurant
 - Outside Dining
 - On-Premises Consumption of Alcohol (Supper Club?)
 - Live Entertainment
 - Hookah Lounge
 - Banquet Facility
 - Allow banquet facility to not be on the ground floor adjacent to residential

Thank you for your consideration of this request. If you have any questions or if you require additional information, please call me at 702-263-6176.

Sincerely,



Casey Patterson
SUZANA RUTAR Architect, Ltd.
A Professional Corporation

**PLANNER
COPY**
UL-23-0667

RECREATIONAL FACILITY
(TITLE 30)

LAS VEGAS BLVD S/RESORTS WORLD DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-23-400153 (UC-22-0498)-RESORTS WORLD LAS VEGAS, 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 an H-1 (Limited Resort and Apartment) 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/nm/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

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: 6,222/7,154

History & Site Plan

UC-22-0498 was previously approved for recreation/event and fairground uses with live entertainment for a portion of the Resorts World property. The site is a 10 acre undeveloped area located north of Genting Boulevard, east of Goh Tong Way, and south and west of the existing Resorts World development. More specifically, this area is primarily APN 162-09-413-003 and a small portion of APN 162-09-312-002. The approved site included an existing screen fence. The applicant previously submitted a site plan for an upcoming holiday event to serve as an

example of the type of improvements and/or that could occur on the site. In this example, the plan shows an 85,000 square foot light experience, ice skating rink, food trucks, fire pits for smores, numerous tents and booths for various uses and activities, restrooms, employee changing areas, storage buildings, and more.

Per the Notice of Final Action under UC-22-0498, the applicant was conditioned to submit an application review after 1 year to determine if the use of the property pursuant to this application warrants an amendment to the Resorts World Development Agreement.

Landscaping

A detached sidewalk with landscape areas on each side of the sidewalk exists along Genting Boulevard and Goh Tong Way. Existing landscaping will not be impacted, and new landscaping is not required.

Elevations and Floor Plans

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

Previous Conditions of Approval

Listed below are the approved conditions for UC-22-0498:

Current 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 paving may be required in accordance with the Department of Environment and Sustainability rules and regulations; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the County is currently rewriting Title 30 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; and 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.

Fire Prevention Bureau

- Contact khoyt@clarkcountynv.gov to request a meeting;
- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; 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; and to show fire hydrant locations on-site and within 300 feet.

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 the site relatively remains the same as the original submittal and approval. Several events have taken place with no noticeable impacts on the surrounding properties. The owner will be paving the active event area and installing temporary tents. The number of events will depend on the number of bookings. No more than one event per month is anticipated. The applicant further states the site is going to be temporary and requests for an additional year to use the site as recreational facility and fairground.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0655	A second recreational facility/fairgrounds with live entertainment on parcel 162-09-312-003 only - still a part of Resorts World	Approval/ Denial 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

Prior Land Use Requests

Application Number	Request	Action	Date
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
DR-20-0015	Comprehensive sign plan (Resorts World), increased overall wall sign area, increased overall freestanding sign area, increased the height of a freestanding sign, and increased the overall animated sign area	Approved by BCC	March 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
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

Prior Land Use Requests

Application Number	Request	Action	Date
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
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	H-1	Circus Circus Resort Hotel & McDonalds

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Entertainment Mixed-Use	H-1	Undeveloped
East	Entertainment Mixed-Use	H-1 & P-F	Shopping centers & LVCVA convention facility
West	Public Facilities & Commercial General	P-F, C-2, & M-1	Clark County Fire Station, commercial, & industrial

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred since the original approval.

Staff finds that this recreational facility and events/fairground lot with live entertainment is still consistent with other uses along the resort corrido 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 use has transformed to a more permanent use of the property, which necessitates an amendment to the existing Resorts World Development Agreement. According to the applicant, the uses are going to be temporary and need to be extended for one more year. Therefore, staff can support the request with another review in a year to monitor the progress. In a year, if the site is still needed as a recreational facility and events/fairground, an amendment to the existing Resorts World Development Agreement will be required.

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 October 19, 2024 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.

Public Works - Development Review

- 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:

PROTEST:

APPLICANT: GARY LAKE

CONTACT: GARY LAKE, RESORTS WORLD REPRESENTATIVE, 3000 S. LAS VEGAS BLVD., LAS VEGAS, NV 89109



LAND USE APPLICATION

CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT

SEE SUBMITTAL REQUIREMENTS FORM FOR MORE INFORMATION

<input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input checked="" type="checkbox"/> APPLICATION REVIEW (AR) <u>UC22-0498</u> (ORIGINAL APPLICATION #)	STAFF DATE FILED: <u>10/10/23</u> PLANNER ASSIGNED: _____ ACCEPTED BY: <u>SUD</u> FEE: <u>\$475</u> CHECK #: _____ COMMISSIONER: <u>T.S</u> OVERLAY(S)? _____ PUBLIC HEARING? <u>Y/N</u> TRAILS? <u>Y/N</u> PFNA? <u>Y/N</u> APPROVAL/DENIAL BY: _____	APP. NUMBER: <u>AR-23-400153</u> TAB/CAC: <u>Winchester</u> TAB/CAC MTG DATE: <u>11/14</u> TIME: <u>6PM</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>12/6/23</u> ZONE / AE / RNP: <u>H-1</u> PLANNED LAND USE: <u>EM</u> NOTIFICATION RADIUS: <u>500</u> SIGN? <u>Y/N</u> LETTER DUE DATE: _____ COMMENCE/COMPLETE: _____
	PROPERTY OWNER NAME: <u>Resorts World Las Vegas LLC</u> ADDRESS: <u>3000 S. Las Vegas Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>gerald.gardner@rwlsvegas.com</u>	
	APPLICANT NAME: <u>Resorts World Las Vegas LLC</u> ADDRESS: <u>3000 S. Las Vegas Blvd. Attn: Gerald Gardner</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>(702) 286 - 4818</u> CELL: _____ E-MAIL: <u>gerald.gardner@rwlsvegas.com</u> REF CONTACT ID #: _____	
	CORRESPONDENT NAME: <u>Gary Lake</u> ADDRESS: <u>3000 S. Las Vegas Blvd.</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>702.791.8219</u> CELL: _____ E-MAIL: <u>gdlake1@aol.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): 162-09-312-002 & 162-09-413-003

PROPERTY ADDRESS and/or CROSS STREETS: Las Vegas Blvd. & Resorts World Dr.

PROJECT DESCRIPTION: Resorts World South Parcel Event Center 1 Year review

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

[Signature]
Property Owner (Signature)*

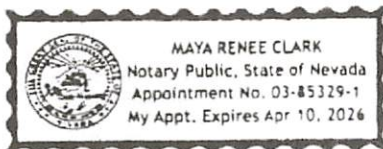
Gerald Gardner
Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON August 30, 2023 (DATE)

By Gerald Gardner

NOTARY PUBLIC: [Signature]



*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

DEVELOPERS CONSULTANTS, LLC

September 19, 2023

AR-23-400153

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

Re: Justification Letter Resorts World South Parcel Event Lot one Year Review 22-0498 & 23-101135

To whom it my Concern:

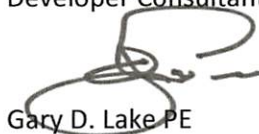
As a requirement of the above entitlements and the attached NOFA a one year review is required. Resorts World Las Vegas LLC owners of the above referenced property is requesting this one year review of the 1) recreational facility, 2) fairground and 3) live entertainment in conjunction with an existing hotel (Resorts World) on a portion of 86.9 acres Resorts World Hotel & Casino. The site relatively remains that same as the original submittal and approval. Several events have taken place with no noticeable impacts on the surrounding properties.

Every event has applied to the Fire Department for an operational permit and has complied with the Emergency Action Plan (EAP), showing the vehicle and pedestrian circulation plans, seating areas, generator locations (if required) and stage locations (if required). Emergency access is also identified on the EAP.

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