

TEMPORARY CONSTRUCTION  
STORAGE/PARKING  
(TITLE 30)

TROPICANA AVE/DECKOW LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-23-0592-UNIVERSITY BOARD OF REGENTS:**

**AMENDED USE PERMITS** for the following: **1)** temporary construction storage; and **2)** temporary parking lot.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** waive noise standards; and **2)** allow temporary construction, storage, and staging activities beyond daytime hours (no longer needed).

**DESIGN REVIEW** for a temporary construction storage, staging, and parking lot on 36.8 acres in an H-1 (Limited Resort and Apartment) (AE-60, AE-65, & AE-70) Zone.

Generally located on the north side of Tropicana Avenue and the east side of Deckow Lane within Paradise. JG/jor/syp (For possible action)

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RELATED INFORMATION:

**APN:**

162-21-703-001; 162-21-703-002; 162-21-802-001 through 162-21-802-005

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**WAIVERS OF DEVELOPMENT STANDARDS**

1. Waive noise standards where required per Chapter 30.68.
2. Allow temporary construction, storage, and staging activities beyond daytime hours per Section 30.68.020 (no longer needed).

**BACKGROUND:**

**Project Description**

General Summary

- Site Acreage: 36.8
- Project Type: Temporary construction storage and staging site with a temporary parking lot
- Number of Stories: 1 (proposed modular security building)
- Building Height (feet): 8 (proposed modular security building)/150 (temporary cranes)
- Square Feet: 100 (proposed modular security building)
- Parking Provided: 500 (maximum)

### Site Plan

The plan depicts site elements distributed throughout the following (APNs):

APN 162-21-802-001 (western portion of the site)

- This parcel will have a maximum storage height of 35 feet (lay down area) however the eastern half of this parcel will include temporary cranes up to 150 feet in height. This site was approved to have the cranes via Aeronautical Study No's: 2023-AWP-8207-OE, 2023- A WP-8208-OE, 2023-A WP-8209-OE, and 2023-A WP-8210-OE.

APNs 162-21-802-001 (northern portion) and 162-21-802-002

- These areas include a maximum of 500 parking spaces on the northwest corner of the entire site.
- This area also includes a proposed modular security building adjacent to the parking lot.
- The maximum height for storage (lay down area) is 9 feet.
- There is a security trailer adjacent to Tropicana Avenue (southeast of this parcel).

APNs 162-21-703-001, 162-21-703-002, 162-21-802-003, and 162-21-802-005

- The northern portions of this site are includes concrete barrier storage at a maximum height of 12 feet.
- South of the concrete barrier storage includes materials staging and another storage (lay down) area with maximum height of 9 feet.
- South of the material staging area includes an event training/lay down area/and practice area with and overall height of 15 feet.
- The eastern most portion of the site includes additional concrete barrier storage with a maximum height of 12 feet.
- The southeastern corner of the site includes material staging with a maximum height of 9 feet.

Vehicles enter through a vehicle entrance adjacent to Tropicana Avenue on the southwest corner of the site. There are 3 vehicle exits, the first being adjacent to Tropicana Avenue, the second is located on the northwest corner of the site, and the third is on the eastern portion of the site. The site plan also depicts temporary drive aisles along the north, east, and centrally located on the site. The purpose of this project is to provide a temporary construction, storage, staging areas and a parking lot to support the Formula 1 (F1) race event. Hours of operation are from 5:00 a.m. to 5:00 p.m., hence the waiver requests to waive any noise and allow any temporary construction, storage, and staging activities beyond daytime hours per Title 30. The applicant provided correspondence from the Air Quality Division allowing alternative asphalt paving on the site. The site includes a private operating agreement between the applicant and the property owner which states that all on-site activities to cease by February 2024. Lastly, the applicant provided correspondence from the Federal Aviation Administration which depicts a determination of no hazard to air navigation for temporary on-site structures.

### Landscaping

Landscaping is neither required nor a part of this request.

### Elevations

Temporary cranes with an overall height of 150 feet were previously approved via an Aeronautical Study specified by the applicant for eastern portion of APN 162-21-802-001. The remaining parcels will utilize a minimum height of 9 feet to a maximum of 35 feet for temporary construction, staging, and storage uses.

### Floor Plan

The proposed modular security building has an overall area of 100 square feet.

### Applicant's Justification

The applicant proposes to use the site largely for storage and staging of materials and equipment related to the F1 event, including storing materials used for the public works bridges for vehicular and/or pedestrian access, as well as a temporary parking lot. The parking lot is intended for approximately 400-500 vehicles, with the number of vehicles decreasing over time. Vehicles parking on the site will be associated with workers on the site, as well as workers walking to the paddock site for construction activities, and those working to build the bridges associated with the overall construction. The applicant received approval for cranes up to 150 feet on the western portion of the property under Aeronautical Study No's: 2023-AWP-8207-OE, 2023-A WP-8208-OE, 2023-A WP-8209-OE, and 2023-A WP-8210-OE. The applicant has received authorization from Air Quality for the proposed use, to include alternative paving. Finally, the parking lot includes a modular security check-in. The modular security building is 10 feet wide, 10 feet in length, and 8 feet high.

Anticipated hours of operation for the site are 5:00 a.m. to 5:00 p.m. With the site's proximity to Harry Reid International Airport, the materials are stored largely at low-heights. As shown on the site plan, materials within the staging area do not exceed 9 feet. Further north, materials are stored at heights between 12 feet to 15 feet in height. At the far western portion of the site, materials will be stored up to 35 feet. Outside of the 9 foot material staging area, the site includes temporary lights at a height of 20 feet. Ingress to the site is proposed at one location on Tropicana Avenue. Site egress is proposed at 3 locations: 1 on Tropicana Avenue next to the entrance, 1 on the east side of the site, and 1 at the northwest corner of the site. A walking pathway is proposed at the northwest corner of the site. The applicant plans to cease use of the site by February 2024 per the private agreement with the property owner.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-21-0132	Allowed a temporary commercial event (Boring Competition), extended the time limit for set-up and operational removal for temporary commercial event with a design review	Approved by BCC	June 2021

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0546	Boring Company people mover stations and extensions	Approved by BCC	October 2021
ADR-0917-16	Digital billboard conversion	Approved by ZA	November 2016
UC-1406-07 (ET-0013-12)	Second extension of time for resort hotel and resort condominium - expired	Approved by BCC	March 2012
UC-1406-07 (ET-0026-10)	First extension of time for resort hotel and resort condominium - expired	Approved by BCC	March 2010
UC-1406-07	Resort hotel and resort condominium - expired	Approved by BCC	February 2008
ZC-1742-05	Reclassified the subject site to H-1 zoning	Approved by BCC	December 2005

\*Numerous prior land use applications are associated with all the project parcels.

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	R-4 & H-1	Multiple family residential
South	Public Use	P-F	Harry Reid International Airport
East	Entertainment Mixed-Use	H-1	Bluegreen Timeshare hotel
West	Entertainment Mixed-Use	R-T, R-4, R-5, & C-2	Multiple family residential, tavern, & convenience store with a gasoline station

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Comprehensive Planning

##### Use Permits

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.

##### Use Permits, Waiver of Development Standards, & Design Review

Staff can support the requests to allow a temporary construction storage and staging site with a temporary parking lot. The applicant also provided appropriate correspondence from the Federal Aviation Administration and the Air Quality Division supporting the proposed uses. Staff finds that the proposed requests will not have an adverse or negative impact on the surrounding land uses and properties; therefore, staff recommends approval. Staff further recommends a 1 year review to evaluate the continued use of the site to determine if the use remains temporary or is a permanent use and if any impacts need to be addressed.

**Department of Aviation**

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

**Staff Recommendation**

Approval.

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

**PRELIMINARY STAFF CONDITIONS:****Comprehensive Planning**

- 1 year review as a public hearing to evaluate the continued use of the site.
- 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**

- Drainage study and compliance;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Howard Hughes Parkway improvement project;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Tompkins Avenue improvement project.

**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 many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a

"Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.

- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** LIBERTY MEDIA CORPORATION

**CONTACT:** LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135