

06/03/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-25-0300-EN VOGUE, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to allow on-site temporary construction activities on 1.34 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-65) Overlay.

Generally located on the north side of Reno Avenue and the west side of Koval Lane within Paradise. JG/lm/kh (For possible action)

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RELATED INFORMATION:

**APN:**

162-28-102-009; 162-28-102-011

**WAIVER OF DEVELOPMENT STANDARDS:**

Allow on-site temporary construction activities without a building permit where on-site temporary construction activities are allowed in conjunction with a construction project with a valid building permit per Section 30.03.01E.

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 1.34
- Project Type: Temporary construction activities and employee parking
- Number of Stories: 1 (temporary offices)
- Building Height (feet): 14 (minimum)/15 (maximum)
- Square Feet: 1,440 (large jobsite trailer)/320 (small jobsite trailer)
- Parking Provided: 130 (minimum)/156 (maximum)

**Site Plan**

The site plan depicts 2 parcels for a combined 1.34 acre parcel with 2 gated access points onto Koval Lane at the northeast corner of the site and Reno Avenue at the southwest corner of the site. The plans depict 2 optional layouts for the site.

The first option provides 130 parking spaces distributed along the Koval/Reno street frontage curve and internal to the site. The proposed jobsite trailers and storage containers are located at the northwest corner of the site. The site plan shows 3 jobsite trailers, the first jobsite trailer is

1,440 square feet, and the other 2 are both 320 square feet each. In addition, the site plan depicts 2 storage containers along the north property line.

The second site layout option provides 156 parking spaces and no jobsite trailer or storage containers. The layout for Option 2 is essentially identical to Option 1. The site will retain the existing block walls along the north and west property lines and the 6 foot fencing along the Koval Lane and Reno Avenue street frontage curve.

#### Landscaping

Landscaping is not a part of the proposed use.

#### Elevations

The construction trailers are standard temporary office and storage units with a flat roof, door, and windows.

#### Applicant's Justification

The applicant is proposing to operate a temporary construction yard which will be operated in support of the A's Ballpark. No permanent improvements, and no impervious hard surfaces are proposed with the laydown yard and storage facility. There is no grading expected, and the site will comply with state and county dust control measures requirements. On site security will be provided as needed. The construction yard will generally be operated from 5:00 a.m. to 5:00 p.m.

#### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-0391-15	Reclassify the site to H-1 zone for a resort condominium development – use permits, waivers of development standards and design review - expired	Approved by BCC	September 2015
ZC-152-92	Reclassify the site to C-2 zone for a restaurant/lounge - expired	Approved by BCC	November 1992
UC-341-92	Use Permit to increase the structure height (airplane converted into a building) and allow outside dining - expired	Approved by BCC	November 1992
VC-667-92	Variances for signage and to allow music and dancing outside of a structure - expired	Approved by BCC	November 1992

#### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Entertainment Mixed-use	CG (AE-65)	Hotel
South	Public Use	PF (AE-65)	Office
East	Public Use	PF (AE-65 & AE-70)	Harry Reid International Airport
West	Entertainment Mixed-use	CR (AE-65 & AE-70)	Hotel

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**

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

The use of the property will be limited to employee parking and coordination of construction activities in support of the construction of the A's ballpark which is located less than 1,000 feet to the west. The ballpark is being constructed on a parcel within the Las Vegas valley urban core and resort corridors, where there are limited available parcels with which to stage construction activities without hampering arterial transportation corridors. Staff supports this request.

**Public Works - Development Review**

Public Works will monitor the two driveways to ensure traffic can flow along Reno Avenue, without having to stop for vehicles trying to access the site.

**Department of Aviation**

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

The property lies within the AE- 65 (65 - 70 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International Airport facilities to meet future air traffic demand.

**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**

- Temporary construction activities to cease upon completion of construction activities related to a valid building permit on APN 162-28-112-002 and 162-28-112-003.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

### **Public Works - Development Review**

- 1 year review of driveways along Reno Avenue;
- Drainage study and compliance.

### **Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- 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; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after

October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:** Paradise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MURRAY COMPANY

**CONTACT:** MURRAY COMPANY, 2319 WESTERN AVENUE, LAS VEGAS, NV 89102