

07/17/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0231-CHOICE 3D LLC:

USE PERMIT for a monorail on 27.63 acres in a CR (Commercial Resort) Zone, a CG (Commercial General) Zone, and an RM50 (Residential Multi-Family) Zone in the Airport Environs (AE-60, AE-70, & AE-75) Overlays.

Generally located between Paradise Road and University Center Drive and between Sierra Vista Drive and Hacienda Avenue within Paradise. TS/JG/bb/ng (For possible action)

RELATED INFORMATION:

APN:

162-15-201-001; 162-15-201-002; 162-15-201-011; 162-15-203-002; 162-15-302-009; 162-15-401-020; 162-22-202-001; 162-27-101-001

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 27.63
- Project Type: Monorail (underground people mover system)
- Number of stations: 7

History & Request

Previous land use applications were approved to allow previous alignments of a monorail (underground people mover system). DR-19-0429 was approved for 6 aboveground entrances to the underground stations which connect the Las Vegas Convention Center (LVCC) parking lots and exhibition halls. DR-20-0261 was approved for a single point to point connection between the West Hall expansion of the LVCC to Resorts World. The underground tunnel connecting the LVCC and Wynn Resort Hotel was approved via DR-20-0262. In addition, UC-20-0546 was a Project of Regional Significance and expanded the monorail within the Resort Corridor from Russell Road along Las Vegas Boulevard South heading north towards Sahara Avenue. DR-22-0412 was subsequently approved and added 4613 Las Vegas Boulevard South as a new station to the Vegas Loop. UC-23-0126 and UC-23-0631 approved additional alignments for the monorail, with individual stations to be reviewed in the future.

This application adds 7 new station locations to the Vegas Loop alignment map that were not included in the Franchise Agreement, Amendment #1.

Site Plan

The submitted map indicates 7 new station locations to be added along the monorail alignment.

Proposed Stations

Site	Address	Parcel Number
Mardi Gras Inn	3500 Paradise Road	162-15-201-001 & 002
Las Vegas Airport Center LLC	5030 Paradise Road	162-27-101-001
Grimm Norton 4 LLC	770 N Royal Crest	162-15-203-002
4300 Acquisition LLC	4300 Paradise	162-22-202-001
NIF Paradise LLC	3970 Paradise	162-15-401-020
Emerald Suites	3684 Paradise Road	162-15-201-011
Miscevic/Benchmark	3824 Paradise Road	162-15-302-009

Landscaping

Landscaping is not a part of this application.

Elevations

Station designs are not proposed with this request.

Applicant’s Justification

The applicant is proposing to add 7 additional locations for future stations to the Vegas Loop Monorail map outlined in existing use permits UC-20-0546, UC-23-0126, and UC-23-0631. Station designs will be submitted with new land use applications later. As a transportation facility, the proposed Vegas Loop expansion is consistent with the existing land use and zoning of the properties listed.

Prior Land Use Requests for the monorail

Application Number	Request	Action	Date
UC-23-0631	Monorail station addition	Approved by BCC	November 2023
UC-23-0126	Monorail tunnel alignment and station additions	Approved by BCC	May 2023
DR-22-0412	Monorail station addition located at 4613 Las Vegas Boulevard South	Approved by BCC	September 2022
UC-20-0547	Monorail (underground people mover system) connecting the Cromwell Resort Hotel, Flamingo Resort Hotel, the High Roller, Harrah’s Resort Hotel, the Linq Resort Hotel, Caesar’s Palace Resort Hotel, and Bally’s Resort Hotel - expired	Approved by BCC	October 2021

Prior Land Use Requests for the monorail

Application Number	Request	Action	Date
UC-20-0546	Monorail (underground people mover system) and station location which extends from Sahara Avenue along Las Vegas Boulevard South (Resort Corridor) to Russell Road	Approved by BCC	October 2021
ADR-20-900564	Modifications to the alignment of the underground people mover system connecting the Las Vegas Convention Center to Encore Resort Hotel and changes to the station location at the Las Vegas Convention Center	Approved by ZA	December 2020
DR-20-0262	Underground people mover system connecting the Las Vegas Convention Center to Encore Resort Hotel	Approved by BCC	August 2020
DR-20-0261	Underground people mover system connecting the Las Vegas Convention Center to Resorts World Resort Hotel	Approved by BCC	August 2020
ADR-19-900879	Modifications to the previously approved underground people mover system at the Las Vegas Convention Center, which included moving stations and changing the entrance structures for stations	Approved by ZA	January 2020
DR-19-0429	Underground people mover system at the Las Vegas Convention Center with both below grade and surface level stations	Approved by BCC	July 2019

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

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

Staff finds that this request will establish 7 additional locations for future stations along the previously approved monorail line or extensions (UC-23-0126), and therefore, will increase connectivity and convenience to visitors within the Resort Corridor and surrounding establishments. In addition, the project will create economic, transportation, and environmental benefits. The proposed stations, along with the previously approved monorail alignments, comply with both Policy 3.1.2 and Policy 4.1.1 of the Master Plan which encourage regional

high capacity transit systems to reduce reliance on private automobile travel with the goal of reducing fossil fuel consumption and associated pollutant emissions from vehicles, including efforts to encourage the use of electric vehicles. Lastly, this project complies with Master Plan Goal 4.1 which encourages the expansion and use of multimodal transportation options. Staff supports these requests.

Department of Aviation

APN #162-27-101-001 lies within the AE 70 (70 - 75 DNL) and AE 65 (65 - 70 DNL) noise contours for Harry Reid International Airport and is subject to continuing aircraft noise and overflights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International 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

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

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 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)

- Applicant is advised that CCWRD has existing sanitary sewer infrastructure within the project boundaries; please continue coordination efforts as project progresses; CCWRD requires submittal of civil improvement plans for review and approval by the District (Plan Review Requirements noted below); if a POC is required, you may find instructions for submitting a Point of Connection (POC) request on the CCWRD website and a signed Sump Connection Agreement will be required; during plan review, all CCWRD public sanitary sewer facilities that are found to need relocation or abandonment to accommodate the Developer's project shall be done solely at the Developer's expense; any new relocation of sewers, along with the granting of any needed sanitary sewer easements, shall be constructed and flows diverted into the new relocated facilities prior to the old sanitary sewers being removed; to protect the integrity of District sewers, PRE and POST construction televising of District sewers is required for sewers in close proximity of the Developer's project; and tunnels are required to be at least 40 feet deep at major streets.

Plan Review Requirements:

Regardless of discharge location:

1. Show connection location on these plans of where the drainage system for the tunnels, tunnel side structures, stations, and any other structure will discharge.
2. Reference the BD Permit numbers on these plans for all proposed structures (such as Foundation, Structural and/or Build-Out).
3. Tunnels are required to be at least 40 feet deep at major streets or as determined by the Agency.
4. It is assumed that every underground structure is going to have perforated pipe around it. Show otherwise or show where this pipe is discharging to. No groundwater is allowed to discharge to sewer.

If discharging into Storm Drain:

1. Upload supplemental plans approved by the Building Department (CCBD) and/or Public Works (CCPW) to the PIPES Portal for CCWRD review.

If discharging into Sanitary Sewer:

Ensure the following is addressed on these plans:

1. A Sand/oil interceptor is required before connecting to Sewer. Any pressurized flows need to discharge to a gravity MH first before going through the interceptor.
2. A Rain Diversion Structure (i.e. Trench Drain) is required at every ramp entrance.
3. Have an approved POC # and proposed average flow (in MGD or number of ERUs) listed on the General Notes sheet.
4. Have an Executed Sump Connection Agreement between CCWRD and The Boring Company (TBC) for each project.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: TBC-THE BORING COMPANY

CONTACT: TBC-THE BORING COMPANY, 3395 CAMBRIDGE STREET, LAS VEGAS,
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