

11/02/22 BCC AGENDA SHEET

TEMPORARY CONSTRUCTION ACTIVITIES
(TITLE 30)

RUSSELL RD/LAS VEGAS BLVD S

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0526-TGI VEGAS HOLDINGS, LLC:

USE PERMIT for temporary construction activities on 2.5 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone.

Generally located on the south side of Russell Road (alignment) and the east side of Las Vegas Boulevard South within Paradise. JG/bb/syp (For possible action)

RELATED INFORMATION:

APN:

162-33-101-002; 162-33-101-013 through 162-33-101-014

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4815 Las Vegas Boulevard South
- Site Acreage: 2.5
- Project Type: Parking lot

Site Plan

The site plan depicts a leased area covering the 3 parcels to be used for temporary laydown and storage of material for construction of the Dream Hotel, as well as employee parking. The Dream Hotel site is approximately 120 feet to the south of the subject parcel. The Pinball Museum is located in between the subject parcel and the Dream Hotel site. Access is from Dewey Drive north of the parcel through an access drive to the property, approximately 330 feet east of Las Vegas Boulevard South. No direct access will be available to Las Vegas Boulevard South. The temporary construction storage and parking will be enclosed by a temporary fence. Employees will walk from the parking area to the jobsite along the public sidewalk on Las Vegas Boulevard South. The temporary fence will keep employees from walking across the Pinball Museum parking lot. Existing Public Work's fencing is located along the east side of the parcels. An existing billboard is located on the northwest corner of the property.

Landscaping

The property just north of this site has mature landscaping and large trees. No landscaping is proposed or required as part of this application.

Floor Plans

No buildings are located on the property, and none are proposed with this application.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing to use the property for temporary construction activities, temporary laydown, material storage, and parking for craft and office staff. The applicant has a dust control permit (#55203 v.1) and Department of Aviation approval for the proposed uses. The original Dream Hotel air quality permit has been expanded to include these parcels and the proposed uses. Access to the property will be through security turnstiles located on the southwest portion of the Dream Las Vegas construction site. All personnel parking on these parcels will walk down the public sidewalk on Las Vegas Boulevard South to the security gate. A temporary 8 foot chain-link fence will be put up around the temporary construction activities. Surface materials on these parcels is currently loose gravel. If dust control mitigation isn't adequate, the applicant will put millings down to help control dust.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0361-05	Reclassified from H-1 to H-1 (AE-65) zoning	Approved by BCC	April 2005
ZC-1733-00	Reclassified from PF to H-1 zoning	Approved by BCC	December 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Undeveloped
South	Entertainment Mixed-Use	H-1	Pinball Museum
East	Entertainment Mixed-Use	P-F	Undeveloped
West	Public Use	P-F	Metro Police Department

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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.

Temporary construction activities are allowed as accessory uses in the H-1 zoning district when located on the construction site, and approval of a special use permit is required when located off-site. The use of the lots for temporary construction activities and employee parking includes controlled access from Las Vegas Boulevard South and security fencing with controlled pedestrian access to ensure the safe use of the property. The temporary use of this property for construction activities and parking will not create a detrimental situation for the general public, considering the applicant has secured air quality permits and approval from the Department of Aviation. Pedestrian access to and from the property will include the use of existing sidewalk facilities along Las Vegas Boulevard South. Security fencing will not allow pedestrian access to adjacent property that is not included in the lease agreement. For these reasons staff recommends approval of the use permit.

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:

Current Planning

- Applicant is advised that the improvements and activities authorized with this application shall cease and be removed upon completion of the Dream Hotel; 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Paradise - approval (complete by December 2024).

APPROVALS:

PROTESTS:

APPLICANT: MCCARTHY BUILDING COMPANIES

CONTACT: MCCARTHY BUILDING COMPANIES, 2580 ST ROSE PARKWAY, SUITE
200, HENDERSON, NV 89074