

10/04/23 BCC AGENDA SHEET

OUTSIDE STORAGE/BANQUET CATERING FACILITY PARADISE RD/FLAMINGO RD  
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-23-0599-PARADISE 12, LLC:**

**USE PERMITS** for the following: **1)** caterer; **2)** temporary construction activities; and **3)** temporary construction storage.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow a catering facility within a membrane structure (tent); **2)** eliminate parking and loading spaces; **3)** eliminate landscaping and screening; **4)** allow alternative site design standards; and **5)** waive noise standards.

**DESIGN REVIEW** of a temporary catering facility (6 tents) and temporary construction activities and storage in conjunction with a racetrack on 12.0 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone.

Generally located on the west side of Paradise Road, 540 feet south of Flamingo Road within Paradise. JG/lm/syp (For possible action)

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RELATED INFORMATION:

**APN:**

162-21-512-001 through 162-21-512-003; 162-22-103-004

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Allow a catering facility to be conducted within a membrane structure (tent) where all uses are required to be conducted within a permanent enclosed building per Section 30.44.005.
2. Eliminate parking and loading spaces where required per Chapter 30.60.
3. Eliminate landscaping and screening where required per Chapter 30.64.
4. Allow alternative site development standards, such as but not limited to, trash enclosures where required per Chapter 30.56.
5. Waive noise standards where required per Section 30.68.020.

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 4185 Paradise Road
- Site Acreage: 12

- Project Type: Catering facility with temporary construction activities and construction storage
- Number of Stories: 1
- Building Height: 65 feet, 8 inches
- Square Feet: 15,069.5 (tent 1)/15,069.5 (tent 2)/11,302 (tent 3)/59,740.5 (tent 4)/10,764 (tent 5)/15,069.5 (tent 6)

### Site Plans

The plans depict a proposed temporary catering facility on the west portion of the site, with an approximate 4 acre temporary construction storage area with temporary construction activities (pre-assembly of materials for vehicular bridges) located on the east portion of the site. Access to the site is from a gated entry that is set back 20 feet from Paradise Road with the driveway having an overall width of 52 feet. A 34.4 foot wide access drive aisle is located along the southerly portion of all parcels with a 6 foot wide pedestrian walkway.

The proposed temporary catering facility is located within prefabricated tents for the preparation kitchen in conjunction with the Formula 1 racetrack paddock previously approved on the parcels to the southwest (UC-22-0556).

The temporary storage area includes areas for offloading and for the temporary vehicular bridge staging and preassembly area. There is no on-site customer parking provided on the site. Loading areas and trash containers are located to the east of the tents.

The uses at the site require 24-hour operations for set-up and tear-down the weeks before and after the race.

### Landscaping

There is no proposed landscaping on the site. There are existing palm trees and shrubbery on the north and south sides of the existing driveway along Paradise Road.

### Elevations

The plan depicts 6 tents clustered together, which have an overall height of 65 feet 8 inches. The exterior of the tent consists of vinyl membrane fabric exterior.

### Floor Plans

The proposed plans depict 6 tents with interior connections to provide necessary catering facilities in conjunction with the approved Formula 1 racetrack paddock to the southwest. There are 6 clustered tents that range in size from 10,764 square feet to 59,740.5 square feet. Tent facilities include multiple refrigeration units, offices, space for waste containers, pre-cut and preparation space for fish, meat, chicken and vegetables, hot and cold kitchen spaces, pastry preparation space, dish washing areas, staff space, restrooms, delivery areas, waste compactors, and insulated cold tent.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant indicated that the proposed temporary uses are for the adjoining Paddock site for the upcoming 2023 Formula 1 Las Vegas Grand Prix. The proposed temporary production kitchen (caterer) will prepare food that is then transported the short distance to the Paddock building for final preparation and consumption. The use is proposed to be conducted 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-21-0455	Reclassified 12.1 acres to RVP & C-1 zoning for an RV park - expired	Held No Date	November 2021
TM-21-500135	1 lot commercial subdivision - expired	Held No Date	November 2021

There have been several land use requests for the subject parcels, the most recent are listed for reference and all others may be view in department records.

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Corridor Mixed-Use	H-1	Hotel, undeveloped, in-line retail building, & vacant restaurant building
South	Corridor Mixed-Use	H-1	Apartment complex, Virgin Resort Hotel, & vacant hotel
East	Corridor Mixed-Use	H-1	Silver Sevens Resort Hotel & apartment complex
West	Corridor Mixed-Use	H-1	Tuscany Hotel & undeveloped

### **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.

##### Waivers 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.

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

Staff can support the requests to allow temporary caterer facilities and temporary construction activities and storage for support services in relation to the Formula 1 paddock. Staff finds that the proposed requests will have no greater impact, adverse or negative, on the surrounding land uses and properties than the previously approved Paddock to the southwest. In addition, starting operations 1 hour earlier than allowed is temporary, and should cease by the end of February 2024. 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.

#### **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 to review as a public hearing to evaluate the continued use of the site.
- Applicant is advised that 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**

- 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 Paradise Road improvement projects;
- 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 submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for the above mentioned projects;
- 90 days to record required right-of-way dedications and any corresponding easements for the above mentioned projects.

**TAB/CAC:**  
**APPROVALS:**  
**PROTESTS:**

**APPLICANT:** LAS VEGAS GRAND PRIX, INC.

**CONTACT:** LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA  
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