

MONORAIL
(TITLE 30)

LAS VEGAS BLVD S/SAHARA AVE/BLUE DIAMOND RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0126-HCI-CERBERUS 160 EAST FLAMINGO HOTEL OWNER L P, ET AL:

USE PERMIT for a monorail.

DESIGN REVIEW for a monorail on approximately 302.0 acres in an H-1 (Limited Resort and Apartment) Zone, an M-1 (Light Manufacturing) Zone, an H-1 (Limited Resort and Apartment) (AE-60, AE-65, & AE-70) Zone, an R-T (Manufactured Home Residential) Zone, an R-4 (Multiple Family Residential) – (High Density) (AE-60 & AE-65) Zone, a P-F (Public Facility) (AE-65 & AE-70) Zone, a C-1 (Local Business) (AE-70) Zone, and a C-2 (General Commercial) (AE-65) Zone within the Midtown Maryland Parkway Overlay District.

Generally located between Sahara Avenue and Blue Diamond Road, and between Maryland Parkway and Decatur Boulevard within Winchester, Paradise, and Enterprise. MN/TS/JG/JJ/jor/syp (For possible action)

RELATED INFORMATION:

APN:

162-09-302-006; 162-09-703-024; 162-16-410-056; 162-17-201-003; 162-17-201-004; 162-17-201-006 through 162-17-201-015; 162-17-201-017; 162-17-202-001; 162-17-202-003; 162-21-301-001; 162-21-301-003; 162-21-301-020; 162-21-615-003; 162-21-615-005; 162-21-801-005; 162-22-105-001; 162-22-203-001; 162-22-303-001; 162-22-303-004; 162-22-308-001; 162-22-308-009; 162-22-312-002; 162-22-312-003; 162-22-403-001; 162-22-501-001; 162-33-101-019; 177-05-510-002; 177-08-803-014

LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC USE

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 302
- Project Type: Monorail (underground people mover system)

History and 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 is a Project of Regional Significance which expands the monorail within the Resort Corridor from Russell Road along Las Vegas Boulevard South heading north towards Sahara Avenue. Furthermore, UC-20-0547 was a figure 8 route alignment (Caesar’s Loop) which connects existing resorts south of Sands Avenue, north of Harmon Avenue, west of Koval Lane, and East of Las Vegas Boulevard South. UC-22-0412 was subsequently approved and added 4613 Las Vegas Boulevard South as a new station to the Vegas Loop.

This request is a Project of Regional Significance for additional stations and extensions to the existing monorail (underground people mover system) alignments. Portions of this project are also within the City of Las Vegas to the north and northwest. The new stations and extensions will also operate underground in the vicinity of the Resort Corridor, Allegiant Stadium, the University of Nevada, Las Vegas, Town Square Las Vegas, and Blue Diamond Road/Las Vegas Boulevard South. As previously approved, this system will operate with autonomous vehicles on paved routes within the underground tunnels. In addition, an amendment to the franchise agreement is required to be approved by the Board of County Commissioners. Lastly, this application is only for the alignment of the monorail; therefore, individual stations will be reviewed with future land use applications.

Site Plan

The submitted site plan depicts an addition to the previously approved monorail (underground people mover system) - the Vegas Loop. This project includes new stations and extensions which traverse from south of Sahara Avenue/Las Vegas Boulevard South to Blue Diamond Road/Las Vegas Boulevard South and between Maryland Parkway and Decatur Boulevard. Overall, the additional alignments are approximately 25 miles long. The site plan shows that the 18 new stations and extensions are primarily on the south, east and west sides of the Resort Corridor.

Proposed stations with this application:
• Las Vegas Boulevard South and Elvis Presley Boulevard
• 3025 Sammy Davis Jr. Drive
• The Westin Hotel
• Las Vegas Boulevard South and Harmon Avenue
• Spring Mountain Road and Twain Avenue
• Spring Mountain Road and Procyon Street
• UNLV Gaming
• UNLV Athletics 1

Proposed stations with this application:
• UNLV Athletics 2
• UNLV Housing 1
• UNLV Housing 2
• Thomas & Mack 2
• 4769 Deckow Lane
• The Virgin Resort Hotel
• Harmon Square
• 5051 Las Vegas Boulevard South
• Town Square Las Vegas
• Blue Diamond and Las Vegas Boulevard South

Per the submitted plans there are 25 new extensions which further connects the new and previously approved stations. For example, the extensions connect from previously approved stations from the Resort Corridor and branch eastward utilizing easements beneath the rights-of-way such as Sahara Avenue, Elvis Presley Boulevard, Sands Avenue, Flamingo Road, and Harmon Avenue. Examples for extensions west of the Resort Corridor are located along Dean Martin Drive, Sammy Davis Jr. Drive, Frank Sinatra Drive, and Valley View Boulevard. The applicant submitted an easement map book which shows dedicated public rights-of-way which will be utilized for the underground tunnels. The full list of extensions with this application are listed below:

Extensions	
From:	To:
West Sahara Avenue/Union Pacific Railroad	East Sahara Avenue/Commercial Center Drive
East Sahara Avenue/Paradise Road	Elvis Presley Boulevard/Paradise Road
Convention Center Drive/Paradise Road	Paradise Road/Tropicana Avenue
36 South University Center Drive	University Center Drive (Eastern portion of right-of-way only)*/De Met Drive
Paradise Road/East Bell Drive	Palo Verde Road/East Bell Drive
Palo Verde Road/Tropicana Avenue	Palo Verde Road/East Bell Drive
Circus Circus Drive/Las Vegas Boulevard South	Circus Circus Drive/South Sammy Davis Jr Drive
Circus Circus Drive/Sammy Davis Jr Drive	Dean Martin Drive/Tropicana Avenue
Dean Martin Drive/Frank Sinatra Drive/Sammy Davis Jr. Drive	3333 Al Davis Way (refer to map)
West Desert Inn Road/Las Vegas Boulevard South	Desert Inn Road/South Valley View Boulevard
East Twain Avenue/South University Center Drive	South Valley View Boulevard/Spring Mountain Road

Extensions	
From:	To:
South Valley View Boulevard/West Desert Inn Road	South Valley View Boulevard/Tropicana Avenue
Procyon Street/West Desert Inn Road	Procyon Street/West Twain Avenue
South Valley View Boulevard/West Twain Avenue	Dean Martin Drive/West Twain Avenue
Flamingo Road/Las Vegas Boulevard South	Flamingo Road/South University Center Drive
East Harmon Avenue/Frank Sinatra Drive	East Harmon Avenue/South University Center Drive
Las Vegas Boulevard South/Tropicana Avenue	Frank Sinatra Drive/Tropicana Avenue
Sands Avenue/Koval Lane	Tropicana Avenue/Koval Lane
Las Vegas Boulevard South/Mandalay Bay Road	Giles Street/Mandalay Bay Road
Las Vegas Boulevard South/Four Seasons Drive (Southern portion of right-of-way only)*	Haven Street/Four Seasons Drive (Southern portion of right-of-way only)*
East Dewey Drive/Las Vegas Boulevard South	96 East Dewey Drive
West Russell Road/Polaris Avenue	West Hacienda Avenue/Polaris Avenue
West Hacienda Avenue/Polaris Avenue	West Hacienda Avenue/Dean Martin Drive
Las Vegas Boulevard South/Sunset Road	Sunset Road/Paradise Road
Las Vegas Boulevard South/Russell Road	Las Vegas Boulevard South/Blue Diamond Road

*The portion of public right-of-way as shown within the easement map book.

Applicant's Justification

The submitted justification letter states that this use permit will add 18 stations and approximately 25 miles of tunnels (extensions) to the Vegas Loop monorail as a part of UC-20-0546. Station designs will be submitted for an administrative design review at a later date. 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

Application Number	Request	Action	Date
DR-22-0412	Station addition located at 4613 Las Vegas Boulevard South	Approved by BCC	September 2022
UC-20-0547	Monorail (underground people mover system) in a figure 8 loop which connects 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	Approved by BCC	October 2021

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0546	Monorail (underground people mover system) which extends from Sahara Avenue along Las Vegas Boulevard S (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

Numerous prior land use applications are associated with all the project parcels; however, these applications are related to the monorail.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	C-2	Retail tourist uses along Las Vegas Boulevard
South	Entertainment Mixed-Use	R-E, M-D, H-1, & RVP	Undeveloped & Oasis Las Vegas RV Resort
East	Corridor Mixed-Use, Public Use, Mid-Intensity Suburban Neighborhood, Business Employment, Neighborhood Commercial, Urban Neighborhood (from 8 du/ac to greater than 18 du/ac)	P-F, R-3, R-4, R-5, C-1, C-2, & U-V,	UNLV, multiple family residential, retail, commercial complexes, offices, & Harry Reid International Airport
West	Entertainment Mixed-Use & Light Manufacturing	H-1, M-1, C-2, R-4, R-5, R-E, M-D, U-V, & C-1	Resort hotels, industrial complex, & multiple family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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 Permit & Design Review

Staff finds that these requests will establish 18 additional stations and 25 new extensions on a previously approved monorail line, 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 and extensions, along with the previously approved monorail alignments, comply with Policy 3.1.2 of the Master Plan which encourages pursuing a variety of strategies 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 Urban Specific Policy 28 which encourages unique transportation opportunities and Policy 1 which encourages growth patterns that reduce automobile dependence, support alternative modes of transportation, and reduce air pollution. Staff supports these requests.

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 that 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; 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD has existing sanitary sewer infrastructure within the project boundaries; to please continue coordination efforts as the project progresses; CCWRD requires submittal of civil improvement plans for review and approval by the District (Plan Review Requirements noted below); if a Point of Connection (POC) is required, you may find instructions for submitting a 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 CCWRD sewers, PRE and POST construction televising of CCWRD 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:
 - Provide connection details on these plans of where the drainage system for the tunnels, tunnel side structures, stations, and any other structure will discharge.
 - Reference the BD Permit numbers on these plans for all proposed structures (such as Foundation, Structural and/or Build-Out).
- If discharging into Storm Drain:
 - Upload supplemental plans approved by the Building Department (CCBD) to the PIPES Portal for CCWRD review.
- If discharging into Sanitary Sewer:
 - Ensure the following are addressed on these plans:
 - No groundwater is allowed to discharge to sewer (including any perforated pipe around underground structures).
 - 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.
 - A Rain Diversion Structure (i.e., Trench Drain) is required at every ramp entrance.
 - Have an approved POC # and proposed average flow (in MGD or number of ERUs) listed on the General Notes sheet. 1 Sump pump = 5 ERUs.
 - Have an Executed Sump Connection Agreement between CCWRD and The Boring Company (TBC) for each project.

TAB/CAC: Enterprise - approval; Paradise - approval; Winchester - approval.

APPROVALS:

PROTESTS:

APPLICANT: TYLER FAIRBANKS

CONTACT: TYLER FAIRBANKS, VEGAS LOOP, 3395 CAMBRIDGE STREET, LAS VEGAS, NV 89169