

12/18/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**AR-24-400124 (UC-23-0592)-UNIVERSITY BOARD OF REGENTS:**

**USE PERMITS FIRST APPLICATION FOR REVIEW** for the following: 1) temporary construction storage; and 2) temporary parking lot.

**WAIVER OF DEVELOPMENT STANDARDS** to waive noise standards.

**DESIGN REVIEW** for a temporary construction storage, staging, and parking lot on 36.8 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60, AE-65, & AE-70) Overlay.

Generally located on the north side of Tropicana Avenue and the east side of Deckow Lane within Paradise. JG/tpd/kh (For possible action)

---

RELATED INFORMATION:

**APN:**

162-21-703-001; 162-21-703-002; 162-21-802-001 through 162-21-802-005

**WAIVER OF DEVELOPMENT STANDARDS:**

Waive noise standards where required per Chapter 30.68.

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Acreage: 36.8
- Project Type: Temporary construction storage and staging site with a temporary parking lot
- Number of Stories: 1 (proposed modular security building)
- Building Height (feet): 8 (proposed modular security building)/150 (temporary cranes)
- Square Feet: 100 (proposed modular security building)
- Parking Provided: 500 (maximum)

Site Plan

The approved plan depicts site elements distributed throughout the following (APNs):

APN 162-21-802-001 (western portion of the site)

- This parcel will have a maximum storage height of 35 feet (lay down area) however the eastern half of this parcel will include temporary cranes up to 150 feet in height. This site

was approved to have the cranes via Aeronautical Study No's: 2023-AWP-8207-OE, 2023- A WP-8208-OE, 2023-A WP-8209-OE, and 2023-A WP-8210-OE.

APNs 162-21-802-001 (northern portion) and 162-21-802-002

- These areas include a maximum of 500 parking spaces on the northwest corner of the entire site.
- This area also includes a proposed modular security building adjacent to the parking lot.
- The maximum height for storage (lay down area) is 9 feet.
- There is a security trailer adjacent to Tropicana Avenue (southeast of this parcel).

APNs 162-21-703-001, 162-21-703-002, 162-21-802-003, and 162-21-802-005

- The northern portions of this site includes concrete barrier storage at a maximum height of 12 feet.
- South of the concrete barrier storage includes materials staging and another storage (lay down) area with maximum height of 9 feet.
- South of the material staging area includes an event training/lay down area/and practice area with and overall height of 15 feet.
- The eastern most portion of the site includes additional concrete barrier storage with a maximum height of 12 feet.
- The southeastern corner of the site includes material staging with a maximum height of 9 feet.

Vehicles enter through a vehicle entrance adjacent to Tropicana Avenue on the southwest corner of the site. There are 3 vehicle exits, the first being adjacent to Tropicana Avenue, the second is located on the northwest corner of the site, and the third is on the eastern portion of the site. The site plan also depicts temporary drive aisles along the north, east, and centrally located on the site. The purpose of the original application was to provide a temporary construction, storage, staging areas and a parking lot to support the Formula 1 (F1) race event. Hours of operation are from 5:00 a.m. to 5:00 p.m., hence the approved requests to waive applicable noise standards and allow any temporary construction, storage, and staging activities beyond daytime hours per Title 30. The applicant provided correspondence from the Air Quality Division allowing alternative asphalt paving on the site. Lastly, the applicant provided correspondence from the Federal Aviation Administration which provided a determination of no hazard to air navigation for temporary on-site structures.

### Landscaping

Landscaping was not a part of the original request.

### Elevations

Temporary cranes with an overall height of 150 feet were previously approved via an Aeronautical Study specified by the applicant for the eastern portion of APN 162-21-802-001, which is the westernmost parcel. The remaining parcels were approved to use a minimum height of 9 feet to a maximum of 35 feet for temporary construction, staging, and storage uses.

### Floor Plan

The approved modular security building has an overall area of 100 square feet.

### Previous Conditions of Approval

Listed below are the approved conditions for UC-23-0592:

#### Comprehensive Planning

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

- Property shall be graded to allow runoff from Deckow Lane to pass through the site;
- 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 coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Tompkins Avenue improvement project.

#### 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 30.48 Part B 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.
- 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.

Applicant’s Justification

The applicant states that the application was approved on October 4, 2023 before the Board of County Commissioners. A condition on the Notice of Final Action was a 1 year review as a public hearing. The applicant indicates that only one parcel will be used for temporary construction storage moving forward, APN 162-21-802-001, which is the westernmost parcel, The parcel will be utilized as a temporary parking lot and for temporary construction storage during the Formula 1 Las Vegas Grand Prix.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-23-0592	Use permits, waivers of development standards, and a design review for temporary construction storage	Approved by BCC	October 2023
UC-21-0132	Allowed a temporary commercial event (Boring Competition), extended the time limit for set-up and operational removal for temporary commercial event with a design review	Approved by BCC	June 2021
UC-20-0546	Boring Company people mover stations and extensions	Approved by BCC	October 2021
ADR-0917-16	Digital billboard conversion	Approved by ZA	November 2016
UC-1406-07 (ET-0013-12)	Second extension of time for resort hotel and resort condominium - expired	Approved by BCC	March 2012
UC-1406-07 (ET-0026-10)	First extension of time for resort hotel and resort condominium - expired	Approved by BCC	March 2010
UC-1406-07	Resort hotel and resort condominium - expired	Approved by BCC	February 2008
ZC-1742-05	Reclassified the subject site to H-1 zoning	Approved by BCC	December 2005

\*Numerous prior land use applications are associated with all the project parcels.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Entertainment Mixed-Use	RM32 & CR (AE-60 & AE-65)	Multi-family residential
South	Public Use	PF (AE-65, AE-70, & AE-75)	Harry Reid International Airport
East	Entertainment Mixed-Use	CR (AE-65 & AE-70)	Undeveloped
West	Entertainment Mixed-Use	RS5.2, RM32, RM50, & CG (AE-60 & AE-65)	Multi-family residential, tavern, & convenience store with a gasoline station

## Related Applications

Application Number	Request
AR-24-400123 (UC-23-0599)	An application for review for use permits for caterer, temporary construction activities, and for temporary construction storage with waivers of development standards to allow a catering facility, eliminate parking and loading spaces, eliminate landscaping and screening, allow site design standards and waive noise standards with a design review is a related item on this agenda.
AR-24-400125 (UC-22-0556)	An application for review for waivers of development standards to eliminate parking lot landscaping and to eliminate landscaping adjacent to a less intensive use is a related item on this agenda.

### 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 review was required for UC-23-0592. Staff is not aware of any active violations or complaints for the subject parcels. The purpose of requiring this review was to determine if the use remains temporary since a permanent use would require site improvements and the permanent use would need to address impacts on the surrounding area. Staff can support the request with an additional 1 year review.

#### 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

- Until October 4, 2025 to review or UC-23-0592 will expire;
- UC-23-0592 limited to APN 162-21-802-001.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an application for review; the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

#### Public Works - Development Review

- Compliance with previous conditions.

#### Fire Prevention Bureau

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** LINDSAY KAEMPFER

**CONTACT:** LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA  
DRIVE, SUITE 650, LAS VEGAS, NV 89135