

TEMPORARY CONSTRUCTION STORAGE  
(TITLE 30)

LAS VEGAS BLVD S/DEWEY DR

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-22-0415-OBJECT DASH, LLC:**

**USE PERMIT** for temporary construction storage.

**DESIGN REVIEW** for a temporary construction storage yard on 2.2 acres in an H-1 (Limited Resort and Apartment) (AE-65) Zone.

Generally located on the east side of Las Vegas Boulevard South, 250 feet south of Dewey Drive within Paradise. JG/gc/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-28-402-002; 162-28-402-003

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 4613 Las Vegas Boulevard South
- Site Acreage: 2.2
- Project Type: Temporary construction storage yard
- Number of Stories: 1
- Building Height (feet): 12 (office trailer)/10 (restroom trailer)/9 (security booth)
- Square Feet: 1,440 (office trailer)/176 (restroom trailer)/40 (security booth)

**Site Plans**

The plans show a temporary construction storage yard consisting of 2 parcels totaling 2.2 acres. The storage yard contains equipment and materials necessary for the construction of The Boring Company's Vegas Loop transportation system. Access to the temporary construction storage yard is from a gated driveway off of Las Vegas Boulevard South on the northwest portion of the site. The gate is set back 18 feet from the property line and will remain open during business hours. A security booth is also located at the entrance and is set back 20 feet from the west property line. A temporary office trailer is located on the south parcel and set back approximately 18 feet from the east property line. A restroom trailer is located just north of the office trailer and is set back approximately 20 feet from the east property line. A designated 100 foot by 40 foot storage area is located on the south parcel, southwest of the office trailer. The

existing billboard on the south parcel will be demolished. The storage yard is enclosed by an existing 8 foot high block wall on the south property line, an existing 12 foot to 17 foot high building wall along the north property line, an existing chain-link fence along the drainage channel on the adjacent property to the east, and a proposed 8 foot high chain-link fence along the west, and a portion of the north property lines.

Landscaping

No landscaping is required or proposed.

Elevations

The plans depict a 1 story, 12 foot high, office trailer with a flat roof and constructed of white metal siding. Doors are located on the west elevation, windows on the west, east, and north elevations, and air conditioning units on the south elevation. The restroom trailer is 1 story, 10 feet high, and constructed of a white metal panel finish. The security booth is 9 feet high, not including the air conditioning unit on top of the booth.

Floor Plans

The plans show a 1,440 square foot office trailer consisting of office area, conference room, an IT room, and a kitchenette. The restroom trailer is 176 square feet and the security booth is 40 square feet.

Applicant’s Justification

The applicant states that construction materials and equipment such as concrete panels, steel beams, storage tanks, piping, and heavy machinery will be temporarily stored at this location to support the construction of the Vegas Loop. It is anticipated the site will be used for up to 18 months.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-20-0546	Monorail (Vegas Loop)	Approved by BCC	October 2021

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Entertainment Mixed-Use	H-1	Diamond Inn Motel
South	Entertainment Mixed-Use	H-1	The Little Church of the West Wedding Chapel
East	Entertainment Mixed-Use	H-1	Harry Reid International Airport
West	Entertainment Mixed-Use	H-1	Mandalay Bay Resort Hotel

**Related Applications**

<b>Application Number</b>	<b>Request</b>
DR-22-0412	An additional station location along a previously approved monorail (Vegas Loop) line that is on the subject site and is a related item on this agenda.

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Current 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 does not object to the request as the proposed use will support the construction of the Vegas Loop line within the Resort Corridor. Since the use is temporary, staff finds that there will be no long term impacts to the surrounding area. Therefore, staff can support the request subject to 18 months to cease operations of the temporary construction storage yard.

#### **Department of Aviation**

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

The property lies within the AE-65 (65-70 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International Airport 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:**

#### **Current Planning**

- Until March 7, 2024 to cease operations of the temporary construction storage yard with any extension of time to be a public hearing.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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**

- Drainage study and compliance;
- Right-of-way dedication for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.
- Applicant is advised that off-site improvement permits may be required; and that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

### **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;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- 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; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment; 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0203-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Paradise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** TBC-THE BORING COMPANY

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