

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400143 (UC-22-0334)-SLOAN VENTURES 90, LLC:

HOLDOVER USE PERMITS FIRST EXTENSION OF TIME to commence the following: **1)** existing restaurant and related facilities; and **2)** an existing vehicle maintenance facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping and screening; **2)** increased building height; **3)** parking lot landscaping; **4)** off-site improvements (curbs, gutters, sidewalks, streetlights, and pavement); **5)** reduce setbacks; **6)** permit a roof sign; **7)** increase the number of freestanding signs permitted on the property; **8)** increase the height of a freestanding sign; **9)** permit an animated sign (video message unit) where not permitted; **10)** reduce the separation between freestanding signs; **11)** permit freestanding signs consisting of temporary materials (banners); **12)** permit non-standard improvements within the right-of-way; **13)** permit non-standard improvements within the future right-of-way; **14)** reduce parking; and **15)** reduce throat depth.

DESIGN REVIEWS for the following: **1)** an existing recreational facility and racetrack; **2)** comprehensive sign plan including wall, freestanding, animated (video unit), and monument signs; **3)** finished grade; and **4)** other associated buildings and structures on 89.6 acres in an RS80 (Residential Single-Family 80) Zone, an IL (Industrial Light) Zone, and an H-2 (General Highway Frontage) Zone.

Generally located on the east side of Las Vegas Boulevard South and the north and south sides of Sloan Road within the South County Planning area. JJ/tpd/kh (For possible action)

RELATED INFORMATION:

APN:

191-19-801-003; 191-20-201-004; 191-20-301-001

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Allow alternative landscaping materials along the street frontage (Las Vegas Boulevard South) where required per Table 30.64-2, Figure 30.64-17, and Figure 30.64-18.
 - b. Eliminate landscaping adjacent to a less intensive use (single-family residential development) where a 5.5 foot wide landscape strip with 1 large 24 inch box evergreen tree per 30 feet is required per Figure 30.64-11.
 - c. Permit a 4 foot high non-decorative fence (wire fence) within the required zoning district setbacks along a street where a maximum 3 foot high decorative fence is permitted (a 33.3% increase).
2. Increase building height to 38 feet where 35 feet is the standard in an H-2 Zone (an 8.6% increase).
3.
 - a. Permit alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.

- b. Eliminate landscape island fingers where required per Figure 30.64-14.
4. Eliminate off-site improvements (curbs, gutters, sidewalks, streetlights, and paving) where required per Section 30.52.
5. Reduce the front setback from the future right-of-way line along Las Vegas Boulevard South to zero feet where a minimum of 10 feet is required per Table 30.40-7 and Section 30.56.040 (a 100% reduction).
6. Permit a roof sign where not permitted per Section 30.72.040.
7. Permit 18 freestanding signs and 1 monument sign where a maximum of 2 freestanding and/or monument signs are permitted (an 850% increase).
8. Increase the height of a freestanding sign to 100 feet where 35 feet is the standard (a 186% increase).
9. Permit a 400 square foot animated sign (video message unit) where not permitted per Table 30.72-1.
10. Reduce the separation between freestanding signs to a minimum of 7 feet where a 300 foot separation is the standard (a 98% reduction).
11. Permit freestanding signs consisting of temporary materials (banners) attached to light poles on a permanent basis.
12. Permit non-standard improvements (landscaping, fencing, gates, structures, parking, and signage) within the right-of-way (Las Vegas Boulevard South) where otherwise not permitted.
13. Permit non-standard improvements (landscaping, fencing, gates, structures, parking, and signage) within the future right-of-way (Las Vegas Boulevard South) where otherwise not permitted.
14. Reduce the number of required parking spaces to 22 spaces where 140 spaces are required per Table 30.60-1 (an 84% reduction).
15. Reduce driveway throat depth to zero feet where 70 feet is required per Uniform Standard Drawing 222.1.

LAND USE PLAN:

SOUTH COUNTY - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 14200 Las Vegas Boulevard South
- Site Acreage: 89.6
- Project Type: Recreational facility/racetrack
- Number of Stories: 1 & 2
- Building Height (feet): 38 (maximum)
- Square Feet: 63,278

History & Request

The approved request (UC-22-0334) re-established the applicable land use applications for a private recreational facility that is visible from I-15 where customers can drive expensive, exotic

sports cars around a racetrack. **The existing recreational facility and racetrack are operating and are not part of this extension of time.** This use was previously established with UC-0155-15, which was approved by the Board of County Commissioners (BCC) on May 6, 2015 but since expired because the required review was not completed.

Site Plan

Access to the site is from 3 driveways from Las Vegas Boulevard South located on the northwestern portion of the site. The approved plans indicate the driveway approaches will be paved from the existing pavement on Las Vegas Boulevard South to the site and a right turn line will be added to the center driveway. No additional off-site improvements are depicted on the plans. The approved plans depict the existing main building with an approved addition along with existing and approved shade structures and 3 approved buildings. The parking area for the facility located on the northwest corner of the site is within an H-2 zoning district. The start/finish line of the racetrack is also located on the northwest corner of the site and the racetrack circulates through the remainder of the property. The plans depict 4 new structures designated as the main building with new shop building, wash and storage building, off-road building, and go-kart pitlane. The existing and approved garages and maintenance facilities will be used for maintenance on the vehicles associated with the facility and will not be open to the general public. The driveway throat depths have been noted as “zero feet” as the current location of driveway is within the future right-of-way.

Landscaping

The approved plans depict landscaping consisting of trees, shrubs, and groundcover located on the northwestern portion of the site within the parking area and along Las Vegas Boulevard South. No additional landscaping was proposed with the original request. A 5 foot high wrought iron fence is depicted along the east side of the parking area to prevent unauthorized access to the facility. A 4 foot high wire fence is located around the perimeter of the site, which includes the Las Vegas Boulevard South frontage, to prevent trespassing.

Elevations

The existing main building with new shop addition consists of 2 stories with a maximum height of 38 feet. The front of the main building faces west toward Las Vegas Boulevard South and I-15. On the second floor facing east is a viewing terrace with a galvanized steel railing system that overlooks the racetrack. The new storage and wash building is 1 story with a maximum height of 24 feet. The west and east sides of the building each contain 6 aluminum roll-up doors with the south elevation containing an aluminum wrapped canopy. The new off-road building is 1 story with a maximum height of 24 feet. The front of the building faces south with glass storefront windows. The south exterior contains a covered viewing terrace and entrance to amenities indoors. The north elevation contains an aluminum wrapped canopy. The exterior walls for all buildings are a combination of aluminum and glass storefronts, stucco, and decorative metal. The color scheme for the building includes red and yellow colors which are vivid hues. Other structures on the property include carports and a go-kart pitlane which are constructed out of steel frames and corrugated metal roofs that are approximately 10 feet high. Additional structures include concrete walls at various locations around the racetrack and barriers along the curves of the racetrack. These barriers consist of stacked automobile tires.

Floor Plan

The main building with the new shop addition is 2 stories with a total area of 41,303 square feet. The first floor consists of a reception area, offices, retail sales area, café and lounge, restrooms, storage areas, and meeting rooms. The second floor consists of a lounge, the viewing terrace, and a multi-purpose room. The new shop addition consists of a locker room, restrooms, an office, storage space, and vehicle maintenance space.

The new off-road building is 1 story with a total area of 9,600 square feet. The building floor space contains a lounge, changing rooms, briefing room, an office, restrooms, and a vehicle maintenance area.

The new storage and wash building is 1 story with a total area of 12,375 square feet with an 1,875 square feet carport. The floor space includes a wash bay and storage areas for cars as well as tires and parts.

Signage

The original sign plans depict a roof sign on the west side of the main building facing 1-15 and Las Vegas Boulevard South. This sign has an area of approximately 662 square feet. The sign consists of 6.7 foot high capital letters that read "Speed: Vegas." These letters are internally illuminated with back lighting. The request includes 7,300 square feet of wall sign area which includes the western elevations of the main building, the garage, and a water tank. The plans depict various signs on each of these structures in conjunction with vivid color schemes which make the water tank and the west elevations of the buildings attention gaining devices; therefore, the entire surface of these walls are being calculated as wall sign area.

The original sign plans depict a total of 18 freestanding signs and 1 monument sign. The monument sign is located adjacent to the northern driveway to the site. The sign provides directional information which is larger than permitted by Code for a directional sign; therefore, it is considered as a monument sign. The plans depict 6 light poles with banners attached, located in the area adjacent to the southern 2 driveways.

The original sign plans also depict 10 freestanding signs that spell out the name of the facility along Las Vegas Boulevard South. These signs will have a minimum 7 foot separation from each other. Each sign will consist of a capital letter that when put together spells out "Speed: Vegas". The 2 remaining freestanding signs consist of a project identification sign and a pylon sign. The pylon sign is 100 feet in height and will include a video message unit. The video message unit will be the only animated sign requested for the project.

The table below describes the existing signs:

Type of Sign	Total Sign Area (sq. ft.)	Allowed per Title 30 (sq. ft.)	Percent Increase	Total # of Signs
*Freestanding	2,682	4,277	N/A	18
Monument	50	70	N/A	1
**Wall	7,300	2,978	145	7
Roof Sign	662	0	N/A	1
Overall Total	10,694	7,325	N/A	27

*The pylon sign also contains animation. **Per tenant.

The details for the animated sign are listed below:

Type of Sign	Total Sign Area (sq. ft.)	Allowed per Title 30 (sq. ft.)	Percent Increase	Total # of Signs
Animated	400	0	400	1

Note: Only electronic message units were allowed in this zoning district.

Previous Conditions of Approval

Listed below are the approved conditions for UC-22-0334:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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 application for review; 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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Grant roadway easements for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way;
- Owner acknowledges that the proposed non-standard improvements (buildings, structures, and improvements) are within a portion of the area planned for a 200 foot wide right-of-way per Title 30 and the Clark County Transportation Element;
- Future applications, whether individually or cumulatively (including this application), that are demonstrated to have a sufficient traffic impact upon Las Vegas Boulevard South may require the owner, or its successors, to dedicate its proportionate share of all or portions of the planned right-of-way for Las Vegas Boulevard South adjacent to its property according to the requirements of the Clark County Transportation Element and Title 30;
- Owners or its successors shall remove any non-standard improvements (buildings, structures, and improvements) related to this application or any future applications within the planned right-of-way at its own expense, in the event dedication of the planned right-of-way is required;
- Applicant to execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- 5 years to review for waiver of development standards #4.

- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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;
- 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 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; and may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

Applicant's Justification

The applicant indicates they have commenced the use permits for racetrack operations and retail sales. This request is to extend the remaining use permits, waivers of development standards, and design reviews. The request is warranted because it is the first extension of time, no changes have occurred within the area, and the applicant has commenced some of the use permits.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-24-0733	Zone change from H-2, RS80, and IL to CG	Approved by BCC	February 2025
UC-22-0334	Use permits, waivers, and design reviews for a recreational facility (racetrack)	Approved by BCC	August 2022
UC-0155-15 (AR-0077-17)	Application for review of a racetrack, recreational facility, and vehicle maintenance facility - expired	Approved by BCC	July 2017
DR-0062-16	Fabric membrane structures (tents) in conjunction with a recreational facility and racetrack	Approved by BCC	March 2016
VS-0386-15	Vacated and abandoned a portion of Haven Street - recorded	Approved by PC	August 2015

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0384-15	Vacated and abandoned a portion of Speck Drive, Valley View Boulevard, and Astrology Avenue - recorded	Approved by PC	August 2015
UC-0155-15	Racetrack, recreational facility, and vehicle maintenance facility with waivers - expired	Approved by BCC	May 2015
UC-0416-09	Rock crushing and temporary construction storage site - expired	Approved by PC	August 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	H-2 & RS80	Undeveloped & construction storage
South	Entertainment Mixed-Use & City of Henderson	H-2, RS80, & PS	Undeveloped
East	Entertainment Mixed-Use & City of Henderson	RS80	Undeveloped
West	Entertainment Mixed-Use; Open Lands; & Business Employment	H-2, CG, IP, & RS80	Undeveloped & industrial uses

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**

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that the applicant has diligently worked to commence the project as approved. There are several building permits (BD24-00992, BD24-33064, and BD23-63384) in process with the Clark County Building Department. Furthermore, the applicant has commenced 2 of the previous use permits that were approved for a restaurant and retail sales. Staff could normally support this application. However, since Public Works is not supporting this application staff cannot support this request.

Public Works - Development Review

The applicant has not complied with prior conditions; therefore, staff cannot support this extension of time.

Staff Recommendation

Denial.

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**

If approved:

- Until August 3, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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; **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;** and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication and/or grant easement for Las Vegas Boulevard South per Record of Survey File 227 Page 27;
- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there are active septic permits on APN 191-19-801-003 and APN 191-20-201-004; and to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTEST:

COUNTY COMMISSION ACTION: February 19, 2025 – HELD – To 05/21/25 – per the applicant.

APPLICANT: ANN PIERCE

CONTACT: ANN PIERCE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,
SUITE 650, LAS VEGAS, NV 89135