

10/06/21 BCC AGENDA SHEET

TEMPORARY EVENT/TENT
(TITLE 30)

BLUE DIAMOND RD/DEAN MARTIN DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0418-MAJESTIC ENTERPRISE HOLDINGS, LLC:

USE PERMITS for the following: **1)** allow temporary events longer than 10 days per event; and **2)** deviations to development standards per plans on file.

DEVIATIONS for the following: **1)** alternative external building materials; **2)** permit a use (motion picture production/studio) not within a permanently enclosed building; **3)** permit access to accessory uses from the exterior of a resort/hotel (Silverton); and **4)** all other deviations per plans on file.

DESIGN REVIEWS for the following: **1)** fabric structure (tent); and **2)** accessory structures in conjunction with an existing resort/hotel (Silverton) on 28.9 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone.

Generally located on the south side of Blue Diamond Road and the east side of Dean Martin Drive within Enterprise. JJ/jt/jo (For possible action)

RELATED INFORMATION:

APN:

177-17-111-004

LAND USE PLAN:

ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 8250 Dean Martin Drive
- Site Acreage: 28.9
- Project Type: Temporary tent for motion picture production/studio
- Number of Stories: 3
- Building Height (feet): 64
- Square Feet: 40,590
- Parking Required/Provided: 2,624/3,834

Overview

This application is for a temporary tent for the filming of a new television show. Due to the schedule for filming, the tent and associated structures are already located on the property, and filming for the show has begun. The applicant has submitted temporary use applications for the

dates of the event prior to this application being heard by the Board of County Commissioners. The tent and associated structures will be located on the site from July 19, 2021 to October 15, 2021.

Site Plan

The site plan depicts a temporary tent with other accessory structures located in the southwest portion of the parking lot. Setbacks for the tent include 39 feet from the west property line along Dean Martin Road and approximately 105 feet from Silverton Village Drive to the south. Accessory structures on the east side of the tent include talent RV's, control room trailers, and a restroom trailer. Accessory structures on the south side of the tent include mechanical chillers, a non-potable water container, generators, and a restroom trailer. Southeast of the tent 4 trailers will accommodate production materials, and 6 trailers will contain art/construction/paint materials. Accessory structures on the west side of the tent, along Dean Martin Drive, include exhaust structures, gray water and fresh water containers, natural gas trailer, exterior freezer, and a restroom trailer. The main entrance is located on the north side of the tent. Approximately 400 parking spaces will be temporarily removed for the tent and accessory structures.

Landscaping

No changes are proposed or required to existing landscape areas with this request.

Elevations

The temporary tent is approximately 64 feet high and consists of white vinyl siding and roof. A 3 story camera platform is located inside of the tent.

Floor Plans

Areas inside the 40,590 square foot tent include green room, storage areas, kitchen, camera tower, and 3 story camera platform.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that only employees will be able to access the tent, and it is not open to the public. Comparing the tent and motion picture production/studio to other events and festivals on the site, this will be far less impactful regarding traffic, noise, and lighting. Temporarily removing the parking spaces will also not create any negative impacts to parking since these spaces are only used when a large event is taking place. Lastly, all production will take place inside the tent, and there will be no impacts to any neighboring residential properties.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0106	Parking lot and event area	Approved by BCC	March 2019
DR-18-0801	Comprehensive sign package for the Silverton Resort Hotel	Approved by BCC	December 2018

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0741	Signage including waivers for roof signs and reduced separation of monument signs for a commercial center	Approved by BCC	November 2018
UC-0978-17	Relocate an existing watercraft storage area	Approved by BCC	December 2017
VS-0870-17	Vacated and abandoned a 5 foot wide portion of Valley View Boulevard for detached sidewalks	Approved by PC	December 2017
DR-0715-17	Hotel (Hyatt Place)	Approved by BCC	October 2017
DR-0734-17	A retail building and restaurant with drive-thru within an approved commercial center	Approved by BCC	September 2017
DR-0206-16	Restaurants with drive-thru services and retail buildings within an approved commercial center	Approved by BCC	May 2016
DR-0205-16	Manmade decorative water features	Approved by BCC	May 2016
UC-0827-15	Use permits and a design review for a commercial center	Approved by BCC	January 2016
UC-0826-15	Allowed a restaurant (Cracker Barrel) without primary access through the interior of the resort hotel with design reviews for a restaurant, a relocated watercraft storage area, and signage	Approved by BCC	January 2016
UC-0016-15	Roof signs and animated signs in conjunction with an existing resort hotel complex (Silverton)	Approved by BCC	April 2015
UC-0643-14	Allowed live entertainment beyond daytime hours for a temporary outdoor commercial event subject to 2 years to commence and review - expired	Approved by BCC	September 2014
UC-0511-13	Use permits and design review to increase building height and allow kitchens in guestrooms for 2 timeshare hotel towers	Approved by BCC	December 2013
UC-0512-13	Use permits and design review for a membrane structure (live entertainment venue), modular restrooms, and an outside storage area for vehicle sales (watercraft)	Approved by BCC	October 2013
TM-0062-09	3 lot commercial subdivision	Approved by BCC	October 2009
ZC-0515-09	Reclassified 0.6 acres from R-E & C-2 to H-1 zoning for an existing resort hotel	Approved by BCC	October 2009
ZC-0380-08	Reclassified a 34.4 acre portion of the subject site from C-2 to H-1 zoning for future expansion of a resort hotel	Approved by BCC	December 2008
UC-0363-07	Parking garage and modifications to an existing resort hotel	Approved by BCC	June 2007

Other land use applications were also submitted on the site.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist, Business and Design/Research Park, & Commercial General	H-1, M-D, & C-2	Portions of the Silverton resort hotel, Truck stop, gasoline stations, & fast food restaurant
South	Commercial Tourist & Commercial Neighborhood	C-2 & R-E	Restaurant/tavern & undeveloped
East	Commercial Tourist	H-1 & RVP	Portions of the Silverton resort hotel, I-15, & recreational vehicle park
West	Commercial Tourist	H-1	Shopping center & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current 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 Comprehensive 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 Permits, Deviations, & Design Reviews

Staff has no objection to allowing the tent, accessory buildings, and temporary events longer than a maximum of 10 days per event in conjunction with the resort hotel. Similar temporary structures have been approved at other resort hotels, and the flexibility to conduct events, such as motion picture production/studios, in temporary structures supports the local economy. This is consistent with Land Use Goal 1 in the Comprehensive Master Plan, which promotes economic viability. Therefore, staff supports these requests.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for McCarran 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.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current 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.

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;
- 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; 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)

- No comment.

TAB/CAC: Enterprise - approval (design review after 1 year to review the installation, breakdown, and intervals of events; and design review as a public hearing for significant changes to the plans).

APPROVALS:

PROTESTS:

APPLICANT: FOX ALTERNATIVE ENTERTAINMENT

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