

09/07/22 BCC AGENDA SHEET

MONORAIL STATION  
(TITLE 30)

LAS VEGAS BLVD S/DEWEY DR

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**DR-22-0412-OBJECT DASH, LLC:**

**DESIGN REVIEW** for an additional station on a previously approved monorail line (Vegas Loop) 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: Monorail station

Site Plans

The plans show the addition of a station to a previously approved monorail line being constructed by The Boring Company. The station is located on the Vegas Loop portion and is located at 4613 Las Vegas Boulevard South. With this application, the applicant is only establishing an additional station location on the previously approved monorail line. The applicant will submit a land use application for the actual station design at a later date. The private transportation system is considered a monorail per Title 30 standards; however, the system will operate with autonomous vehicles on paved routes within tunnels.

Applicant's Justification

The applicant states the new station will fit in with the approved transportation system and is consistent with the surrounding land use and zoning of the area.

### Prior Land Use Requests

| Application Number | Request               | Action          | Date         |
|--------------------|-----------------------|-----------------|--------------|
| UC-20-0546         | Monorail (Vegas Loop) | Approved by BCC | October 2021 |

### Surrounding Land Use

|       | Planned Land Use Category | Zoning District | Existing Land Use                            |
|-------|---------------------------|-----------------|--|
| 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

| Application Number | Request   |
|--------------------|---|
| UC-22-0415         | A use permit and design review for a temporary construction storage yard on the same subject site 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

The request will establish an additional station on a previously approved monorail line, and therefore, will increase connectivity and convenience to visitors within the Resort Corridor. The proposed station and approved monorail line complies 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 effort to encourage the use of electric vehicles.

#### Department of Aviation

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**

- Applicant is advised that a land use application will be required for the design of the proposed station; 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**

- Provide Public Works the information for the monorail (people mover system) including tunnel system profile, tunnel(s) cross section, public right-of-way utility location investigation, and general cross sections and plans of the system stations and the applicant will be required to address regulatory procedures for subsequent permits for building the entire system;
- Applicant to execute Revocable License Agreements to address all right-of-way issues that include, but may not be limited to, non-standard improvements and the construction, operation and maintenance of the monorail (people mover) and tunnel system, dewatering, underground utilities, and sensor monitoring of storm drain facilities subject to separate approval by the Board of County Commissioners (BCC);
- Revocable License Agreement for non-standard improvements to include a Decommissioning Plan for work within the right-of-way;
- Land use application, required permits, and work are subject to BCC approval of the above stated Revocable License Agreements, no permits within the public right-of-way will be issued until all right-of-way issues are addressed, including the execution and BCC approval of the above-stated agreements;
- Applicant shall coordinate with utilities and franchisees for work within the right-of-way;
- If required, applicant shall obtain written consent from the Las Vegas Valley Water District and Clark County Water Reclamation District and any other utility identified as a direct conflict with the monorail (people mover), to be determined by Clark County Public Works;
- Coordinate with Public Works - Traffic Management Division.
- Applicant is advised to coordinate with the District Attorney's Office and Clark County Public Works for negotiation of the above stated agreements.

### **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 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 the CCWRD has existing sanitary sewer infrastructure within the project boundaries; to continue coordination efforts as project progresses; CCWRD requires submittal of civil improvement plans for review and approval by the CCWRD; if a POC is required, instructions for submitting a Point of Connection (POC) request are on the CCWRD's 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 that tunnels are required to be at least 40 feet deep at major streets.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** TBC-THE BORING COMPANY

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