

BLOCK WALL  
(TITLE 30)

CONVENTION CENTER DR/PARADISE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WC-20-400152 (UC-18-0343)-COUNTY OF CLARK (LV CONV AUTH):**

**WAIVERS OF CONDITIONS** of a use permit for the following: **1)** owner to provide an intense landscape zone between the public sidewalks along Paradise Road and Elvis Presley Boulevard as a buffer to the marshalling areas of the exhibit area, the landscape zone will include a groundcover planting area at least 8 feet horizontally from the edge of the sidewalk with a secondary intense planting area of at least 12 additional feet, such that the total horizontal planting depth is no less than 20 feet from the public sidewalk; and **2)** landscape zone to include a continuous solid decorative wall located approximately 20 feet from the public sidewalk and will be no less than 12 feet in height, the wall shall be designed to create an aesthetically pleasing backdrop to the landscape buffer with color and texture consistent with surrounding neighborhood screen walls in conjunction with the convention center on 55.6 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the northwest corner of Convention Center Drive and Paradise Road within Winchester. TS/sd/jd (For possible action)

---

RELATED INFORMATION:

**APN:**

162-09-703-023

**LAND USE PLAN:**

SPRING VALLEY - PUBLIC FACILITIES

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 300 Convention Center Drive
- Site Acreage: 55.6
- Project Type: Convention center
- Square Feet: 1,440,000
- Parking Provided: 1,199 on-site/5,582 total convention campus

**Site Plans**

The project site is owned by the Las Vegas Convention and Visitors Authority (LVCVA) and was previously developed with the former Riviera and Landmark Hotels. P-F zoning was previously approved on the site and the northern portion of the site has been approved for and

used as a parking lot and outside display (exhibit) area. The northern portion of the site is south of Elvis Presley Boulevard between Las Vegas Boulevard South and Paradise Road while the southeastern portion of the site is at the northwest corner of Paradise Road and Convention Center Drive. The plans depict a 1,440,000 square foot convention facility located on the eastern portion of the site.

### Landscaping

The adopted plans depict landscaping along Las Vegas Boulevard South and will include a 5 foot wide landscape strip adjacent to the street, a 25 foot wide sidewalk, a 20 foot wide landscape area, and another 20 foot wide sidewalk. A 6 foot high wrought iron fence (black painted tube steel) is shown in the middle of the 20 foot wide landscaped area. An existing 10 foot wide attached sidewalk is located adjacent to Elvis Presley Boulevard with a 20 foot wide landscape area adjacent to the sidewalk from Las Vegas Boulevard South to the western edge of the building. A decorative fence is located on the south side of the landscape area. A 10 foot wide landscaped area is located on the eastern portion of the site adjacent to Elvis Presley Boulevard. Existing landscaping will remain adjacent to the existing attached sidewalk along Paradise Road. A 15 foot wide landscaped area is located adjacent to an existing 10 foot wide attached sidewalk along Convention Center Drive. Additional landscaping is located on the west side of the building in the north lobby drop-off area. No interior parking lot trees are provided. The landscaping materials in the perimeter landscaped areas include trees, shrubs, and groundcover.

### Previous Conditions of Approval

Listed below are the approved conditions for UC-18-0343:

#### Current Planning

- Owner to provide an intense landscape zone between the public sidewalks along Paradise Road and Elvis Presley Boulevard as a buffer to the marshalling areas of the exhibit hall, the landscape zone will include a groundcover planting area at least 8 feet horizontally from the edge of the sidewalk with a secondary intense planting area of at least 12 additional feet, such that the total horizontal planting depth is no less than 20 feet from the public sidewalk;
- Landscape zone to include a continuous solid decorative wall located approximately 20 feet from the public sidewalk and will be no less than 12 feet in height, the wall shall be designed to create an aesthetically pleasing backdrop to the landscape buffer with color and texture consistent with surrounding neighborhood screen walls;
- Ground surface lighting to be included in the landscape zone to provide enhanced visual effects during nighttime hours;
- Eastern facade of the exhibition hall shall be designed to include architectural metal panels of varying textures and/or colors to create an aesthetically pleasing building elevation facing Paradise Road consistent with the overall design/feel of the campus;
- Docks along the eastern side of the exhibition hall shall be covered to a depth of no less than 35 feet (loading dock width of 25 feet, plus 10 feet coverage on tractor trailers parked at the dock) with a permanent canopy, the canopy will be designed and constructed with a commercial grade tensile fabric, decorative metal or a combination of both supported on a structural steel frame;

- As a condition of granting a waiver of the noise restriction for nighttime construction work as detailed in the Clark County Title 30 Development Code, the owner shall restrict the number of nights for construction that require the waiver to no more than 30 percent of the available nights from September 12, 2018 to January 1, 2021, additionally, the owner shall provide the adjacent property owners with a 48 hour advanced notice for nighttime construction associated with the waiver and shall hold quarterly public meetings with the adjacent property owners to provide a three month schedule of anticipated nighttime work on the project;
- Provide a 12 foot (maximum height) architectural or burnished masonry wall on property lines abutting project for APNs #162-09-703-020 and 017;
- Construction fencing shall be enhanced;
- Administrative Design Review to be submitted for the east façade and loading dock covering that is in substantial compliance with the renderings presented at the Board of County Commissioners meeting;
- Enter into a Development Agreement with Clark County to mitigate impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners;
- As part of the Development Agreement or as a separate agreement, applicant shall enter into a Performance Agreement with Clark County, Performance Agreement to include a Decommissioning Plan, acceptable to the County, which specifies the actions to be taken by the Developer or County in the event construction of the project is stopped or abandoned with said plan to be submitted and approved prior to building permits;
- Bond or other form of security, acceptable to Clark County, shall be provided for the Performance Agreement;
- Allow the following permits prior to the adoption of the Development Agreement and Performance Agreement: all grading, including excavation and underground utilities, and initial foundation work;
- Allow construction activities during nighttime hours that exceed maximum permitted sound levels;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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

- Pedestrian and Traffic Studies to be in approvable form by November of 2018;
- Drainage study and compliance;
- Traffic study and compliance;
- Coordinate with Public Works - Design Division to grant easements for pedestrian bridge touch down areas;

- Right-of-way dedication and/or grant easements for Las Vegas Boulevard South to accommodate a proportionate share of a 200-foot-wide right-of-way and associated spandrels, as determined by the Record of Survey;
- Record of survey must be recorded by the applicant prior to the issuance of building permits;
- If required by the Regional Transportation Commission (RTC), dedicate and construct an extended (approximately 400 feet in length) combination bus turnout/right turn lane (to Elvis Presley Boulevard) on the east side of Las Vegas Boulevard South beginning immediately north of the driveway into the subject site in support of an existing bus stop (ID 1346), and grant an easement providing space for a minimum of four transit shelters and seating space for up to 20 customers;
- 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 grant easements or 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.

#### 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.

#### Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and to show fire hydrant locations on-site and within 750 feet.

#### 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 #0146-2018 to obtain your POC exhibit; flow contributions exceeding CCWRD estimates may require another POC analysis; and to contact CCWRD Customer Service for credit that may be received for any paid existing plumbing fixtures that may have been removed during site demolitions.

#### Applicant's Justification

The applicant states they are requesting to waive 2 conditions of approval for changes to site wall and landscape areas along Elvis Presley Boulevard due to a location of a public utility bank discovered during construction. As a result, a net difference of 78 linear feet of wall no longer set back 20 feet from back of sidewalk. In addition, the net landscaping area on the public side of the wall will increase by 544 square feet. All other aspects of the wall and landscaping, such as materials, plant types, and wall height will remain the same.

#### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ADR-20-900351	Solar arrays on the roof of the exhibit hall	Approved by ZA	July 2020
DR-20-0261	Underground people mover/Resorts World	Approved by BCC	August 2020
VS-20-0202	Vacated and abandoned easements and right-of-way	Approved by BCC	June 2020
ADR-19-900879	Modifications to the entrances for an approved campus wide people mover	Approved by ZA	January 2020
DR-19-0429	Entrance structures and an underground people mover system in conjunction with convention facility/exposition hall	Approved by BCC	July 2019
ADR-19-900090	Modified an existing pedestrian bridge over Paradise Road	Approved by ZA	March 2019

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-19-0104	Restaurant, office as a principal use, reduced width of pedestrian access around the perimeter; reduced parking, waived pedestrian walkways within parking lot, landscaping and allowed existing pan driveway	Approved by BCC	March 2019
VS-18-0844	Vacated and abandoned right-of-way (Kishner Drive)	Approved by BCC	December 2018
ZC-18-0843	Reclassified from H-1 to P-F zoning to allow for an expansion of convention facility/exposition hall	Approved by BCC	December 2018
DA-18-0750	Development Agreement for the convention facility/exposition hall	Approved by BCC	October 2018
UC-18-0343	Approved convention facilities/exposition hall expansion on 47.4 acres	Approved by BCC	July 2018
AG-18-900348	Performance Agreement for the convention facility/exposition hall	Approved by BCC	June 2018
ZC-0696-07	Reclassified portions of the site to P-F zoning for an expansion of the convention center	Approved by BCC	July 2007
ZC-1627-97	Reclassified portions of the site to P-F zoning with a use permit for a convention center	Approved by BCC	October 1997

Many land use requests were approved on the subject parcel; however, these are the most relevant applications.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Commercial Tourist	H-1	Fontainebleau Resort Hotel, Turnberry Place, a convenience store & gas station
South	Commercial Tourist	H-1	Peppermill Restaurant, office and retail in modular buildings, undeveloped commercial parcels, apartments & hotels
East	Commercial Tourist & Public Facilities	H-1 & P-F	Gas station, convenience store, hotel, Westgate Resort Hotel & Las Vegas Convention Center
West	Commercial Tourist	H-1	Resorts World Resort Hotel, Circus Circus Resort Hotel, & Viva McDonald's

**STANDARDS FOR APPROVAL:**

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

**Analysis****Current Planning**

Staff does not support the applicants request to waive conditions of approval for a landscape zone to include continuously solid decorative block wall no less than 20 feet from public sidewalk. This existing condition was negotiated with neighbors and adjacent property owners as a condition of approval to minimize impacts and provide buffering measures. Staff cannot support this request.

**Staff Recommendation**

Denial.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the conditions will no longer fulfill its intended purpose.

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:****Public Works - Development Review**

If approved:

- No comment.

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

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** JASON MANDOSCIA

**CONTACT:** JASON ANDOSCIA, TSK ARCHITECTS, 101 CONVENTION CENTER DRIVE, SUITE 1005, LAS VEGAS, NV 89109