



Winchester Town Advisory Board

Winchester Dondero Cultural Center

3130 S. McLeod Dr.

Las Vegas, NV 89121

October 8, 2024

6:00pm

AGENDA

Note:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Secretary Name at Secretary's Phone Number.
 - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
 - Supporting material is/will be available on the County's website at specific Board/Council website.

Board/Council Members: April Mench, Chairperson
 Dorothy Gold, Vice Chairperson
 Judith Siegel
 Cristhian Barneond
 Christopher Hooper

Secretary: Mallory Cristales, (213) 949-0805, mallory.cristales@outlook.com
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Beatriz Martinez, (702) 455-0560, and beatriz.martinez@clarkcountynv.gov
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments

will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for September 24, 2024. (For possible action)
- IV. Approval of the Agenda for October 8, 2024 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning:

1. **UC-24-0478-MOONDOGGIES, LLC:**
USE PERMIT for a restaurant and related facilities in conjunction with an existing commercial building on 0.79 acres in an IL (Industrial Light) Zone and a CG (Commercial General) Zone. Generally located on the east side of Arville Street, 275 feet north of Desert Inn Road within Winchester. JJ/mh/kh (For possible action)

11/05/24 PC

2. **AR-24-400106 (UC-22-0498)-RESORTS WORLD LAS VEGAS, LLC:**
USE PERMITS SECOND APPLICATION FOR REVIEW for the following: 1) a recreational facility; 2) fairgrounds; and 3) live entertainment in conjunction with an existing resort hotel (Resorts World) on a portion of 86.9 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and the north side of Genting Boulevard within Winchester. TS/tpd/kh (For possible action)

11/06/24 BCC

- VII. General Business:
 - Applications are available until November 14th at 5:30pm for appointments by the Clark County Board of County Commissioners to serve on the Winchester TAB for a two-year (2-year) term beginning January 2025 (for possible action)
 - Review FY 2025 budget request(s) and take input regarding suggestions for FY 2026 budget request(s). (For possible action).

- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No discussion, action, or vote may be taken on this agenda item. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: October 29, 2024.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
3130 S. McLeod Dr., Las Vegas, NV 89121
<https://notice.nv.gov>



Winchester Town Advisory Board September 24, 2024

MINUTES

Board Members:	Dorothy Gold – Member – ABSENT Judith Siegel – Member – ABSENT Christopher Hooper – Member – PRESENT	April Mench – Member – PRESENT Cristhian Barneond – Member – PRESENT
Secretary:	Mallory Cristales (213) 949-0805	Mallory.cristales@outlook.com
County Liaison:	Beatriz Martinez (702) 455-0560	beatriz.martinez@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions: Beatriz Martinez – County Liaison, Matt Young– Planner, & Mallory Cristales – Secretary. The meeting was called to order at 6:00 p.m.
- II. Public Comment: None
- III. Approval of the August 27, Minutes
Moved by: Barneond
Action: Approved
Vote: 3-0
- IV. Approval of Agenda for September 24, 2024.
Moved by: Barneond
Action: Approved
Vote: 3-0
- V. Informational Items:
- Tree Give-a-Way at Winchester on Friday, October 11 at 3pm
 - Life in Death Festival November 1 & 2 at Winchester at 5pm.
- VI. Planning & Zoning

10/15/24 PC

1. UC-24-0450-JOSEPHS FAMILY LAND LP:

BOARD OF COUNTY COMMISSIONERS
JAMES B. GIBSON, Chair – JUSTIN C. JONES, Vice-Chair
MARILYN KIRKPATRICK – WILLIAM MCCURDY II – ROSS MILLER – MICHAEL NAFT – TICK SEGERBLOM
KEVIN SCHILLER, County Manager

USE PERMITS for the following: 1) vehicle maintenance and repair; 2) vehicle paint/body shop; and 3) vehicle rental or sales on 6.55 acres in a CG (Commercial General) Zone. Generally located on the east side of Eastern Avenue, 225 feet south of Sahara Avenue within Winchester. TS/tpd/kh (For possible action)

Moved by: Barneond

Action: Approved

Vote: 3-0

10/16/24 BCC

2. UC-24-0466-JDR OWNER, LLC:

USE PERMIT for modifications to an existing resort hotel (Fontainebleau).

DESIGN REVIEW for modifications to an existing resort hotel (Fontainebleau) on 22.7 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Las Vegas Boulevard South and the north side of Elvis Presley Boulevard within Winchester.

TS/jud/kh (For possible action)

Moved by: Barneond

Action: Approved

Vote: 3-0

3. WS-24-0433-HAPPY MINER, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; 2) reduce parking lot landscaping; 3) setbacks; and 4) alternative driveway geometrics.

DESIGN REVIEW for a motel on 2.16 acres in a CR (Commercial Resort) Zone.

Generally located on the northwest corner of Desert Inn Road and Pawnee Drive within Winchester. TS/bb/kh (For possible action)

Moved by: Barneond

Action: Denied

Vote: 3-0

VII. General Business:

1. Applications are available until November 14th at 5:30pm for appointments by the Clark County Board of County Commissioners to serve on the Winchester TAB for a two-year (2-year) term beginning January 2025 (for possible action)
2. Review FY 2025 budget request(s) and take input regarding suggestions for FY 2026 budget request(s). (For possible action).

VIII. Public Comment: None

IX. Next Meeting Date

The next regular meeting will be October 08, 2024 at 6pm.

X. Adjournment

The meeting was adjourned at 7:01pm.

DRAFT



Department of Comprehensive Planning Application Form

WS-24-0466

PLANNER
COPY

ASSESSOR PARCEL #(s): 162-09-617-001 & 162-09-617-002

PROPERTY ADDRESS/ CROSS STREETS: Las Vegas & Elvis Presley Boulevard

DETAILED SUMMARY PROJECT DESCRIPTION

Waiver to reduce Access Gate and Guard House

PROPERTY OWNER INFORMATION

NAME: JDR Owner LLC
 ADDRESS: 19950 West County Club Drive 10th Floor
 CITY: Aventura STATE: FL ZIP CODE: 33180
 TELEPHONE: 305-682-4256 CELL N/A EMAIL: skass@fbdev.com

APPLICANT INFORMATION (must match online record)

NAME: Sheryl Kass
 ADDRESS: 19950 West County Club Drive 10th Floor
 CITY: Aventura STATE: FL ZIP CODE: 33180 REF CONTACT ID # _____
 TELEPHONE: 305-682-4256 CELL N/A EMAIL: skass@fbdev.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Jay Brown/Lebene Ohene
 ADDRESS: 520 South Fourth Street
 CITY: Las Vegas STATE: NV ZIP CODE: 89106 REF CONTACT ID # 173835
 TELEPHONE: 702-598-1429 CELL 702-561-7070 EMAIL: lohene@brownlawlv.com

*Correspondent will receive all communication on submitted application(s).

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Sheryl Kass
 Property Owner (Signature)*

Sheryl Kass
 Property Owner (Print)

8/1/2024
 Date

DEPARTMENT USE ONLY:

<input type="checkbox"/> AC	<input type="checkbox"/> AR	<input type="checkbox"/> ET	<input type="checkbox"/> PUDD	<input type="checkbox"/> SN	<input type="checkbox"/> UC	<input type="checkbox"/> WS
<input type="checkbox"/> ADR	<input type="checkbox"/> AV	<input type="checkbox"/> PA	<input type="checkbox"/> SC	<input type="checkbox"/> TC	<input type="checkbox"/> VS	<input type="checkbox"/> ZC
<input type="checkbox"/> AG	<input type="checkbox"/> DR	<input type="checkbox"/> PUD	<input type="checkbox"/> SDR	<input type="checkbox"/> TM	<input type="checkbox"/> WC	OTHER _____

APPLICATION # (s) WS-24-0466

ACCEPTED BY RG

PC MEETING DATE _____

DATE 8/20/24

BCC MEETING DATE 10/16/24

FEES \$1,300

TAB/CAC LOCATION Winchester

DATE 9/24/24

LAW OFFICE

Brown, Brown & Premsrirut

JAY H. BROWN
DAVID T. BROWN
PUOY K. PREMSRIRUT

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

TELEPHONE: (702) 384-5563
FACSMILE: (702) 385-1023
EMAIL: jbrown@brownlawlv.com

August 20, 2024

Clark County Comprehensive Planning
Current Planning Division
500 Grand Central Parkway
Las Vegas, Nevada 89155

**PLANNER
COPY**

8/20/24
WS-24-0466

**Re: JDR Owner, LLC (Fontainebleau Resort)
Las Vegas Boulevard and Elvis Presley Boulevard
Justification Letter: Revision 2 (APR-24-100938)
Waivers of Development Standards: Reduce setbacks Access Gate & Guard
Enclosure/Structure (Shack)
Design Review: Access Gates & Guard Enclosures/Structures (Shack)
Assessors' Parcel Numbers: 162-09-617-001 & 162-09-617-002**

To Whom It May Concern:

On behalf of our Client, JDR Owner, LLC, please accept this application package for existing access gates and guard enclosures/structures (shacks) for the Fontainebleau Resort Hotel. The Resort is located on the east side of Las Vegas Boulevard South and on the north side of Elvis Presley Boulevard. Access to the site are from Las Vegas Boulevard South to the west side of the site and Elvis Presley Boulevard on the south side of the site. A named existing private drive aisle/street (Avenue Fontainebleau) is located along the northern boundary of the site. The application is to allow the existing structures to remain on the property.

Project Description:

The plans depict two sets of structures (access gates and guard shacks) located on the northeastern and southeastern portions of the site.

The first set of structures (gate and guard shack) is located on the northeastern portion within the Resort site and at the end of the named private street. The gate and shack restricts access to this portion of the site for security and safety reasons because this provides internal access to the down ramp to get to the loading docks, delivery, and trash collection area of the site. These structures do not impact any rights-of-way or circulation on the site or area. The Fire Department required transponders to automatically open the gates in an emergency are added to the gate which will not impede Fire Department access to this area of the site. This gate is sometimes open during daytime hours.

The second set of structures (gate and guard shack) is located on the southeastern portion of the site and is along the Elvis Presley Boulevard entry to the loading, delivery trash area of the site. The structures are located adjacent to the driveway and entry ramp (down ramp) to the loading and delivery area of the Resort. The gate and shack restricts access to this portion of the site for security and safety reasons because the driveway provides direct access to the loading docks, delivery, and trash collection area of the site. These structures require waivers because they do not comply with setbacks with the intersecting right-of-way. The Fire Department required transponders to automatically open the gates in an emergency are added to the gate which will not impede Fire Department access to this area of the site.

Elevations:

The gates are each 6 feet high and 43 feet wide. The material for the gates are painted Tubular Steel consisting of top, bottom and side rails with pickets inserted to form the gate.

The guard enclosures/structures (shacks) are 35 square feet and 9 feet high. The construction materials consist of steel exterior walls and composite interior panels. The roofing, doors and window frames consist of steel. The doors and windows are inserted with glass panels. The shacks are located on foundations.

Waivers of Development Standards:

1. a. **Reduce the setback of the access gate from the lip of the gutter of the intersecting street (Elvis Presley Boulevard) to 43 feet, where a minimum of 50 feet is required.**
- b. **Reduce the setback of the guard enclosure/structure (shack) from the right-of-way line/property line of the intersecting street (Elvis Presley Boulevard) to 9 feet, where a minimum of 50 feet is required.**

Justification:

The access gates and guard shack are necessary especially along Elvis Presley Boulevard. Both sets of structures are existing and were installed to secure and restrict access to these areas of the Resort. The gate is staffed with an employee to check all deliveries and trash pickup, etc. at the site because these locations provide access to areas below the building. The location of the gate and shack on Elvis Presley Boulevard was carefully considered to ensure there is no queuing into the right-of-way. The setbacks requested for the access gate and guard shack along Elvis Presley Boulevard are necessary and will not impact the right-of-way or pedestrian realms in the area because the gate is set back more than 43 feet from the lip of the gutter and some distance from the property line. The loading and delivery area does not have enough room to set back the structures per Code because there is a down ramp (see site plan and detail plan) to the loading/delivery area. Since this

is a loading and delivery area very few vehicles need to enter the site at the same time. Deliveries are scheduled throughout the day, therefore, queuing to enter the area is not an issue. The location of the gate allows for adequate space for vehicles to be checked and approved prior to entering the ramp and load/delivery area of the Resort. The guard shack is located in an area that will not impede access to the gate or block vehicles entering the site. Additionally, parking for the Resort does not use this driveway on Elvis Presley, this driveway only provides access to the loading docks and delivery area of the site.

2. Reduce the setback of the guard enclosure (shack) from the right-of-way to 9 feet where a 10 foot setback is required.

Justification:

The access guard shack along Elvis Presley Boulevard is existing and was installed to secure and restrict access to these areas of the Resort. The gate is staffed with an employee to check all deliveries and trash pickup, etc. at the site because this area provide access to areas below the building. The location of the shack on Elvis Presley Boulevard was carefully considered to ensure there is no queuing into the right-of-way. The guard shack is located in an area that will not impede access to the gate or block vehicles entering the site. Additionally, parking for the Resort does not use this driveway on Elvis Presley, this driveway only provides access to the loading docks and delivery area of the site.

Design Reviews:

1. For the access gates.
2. For guard enclosures/structures (shacks).

Justification:

The guard shacks are necessary to shelter employees who check entry in to the areas and secure the site. The guard shacks are painted to match the color scheme of the Resort and are appropriate and compatible in conjunction with the site.

We appreciate your consideration in the review and positive recommendation of the application package.

Please contact me at 702-598-1429, if you have any questions or need additional information.

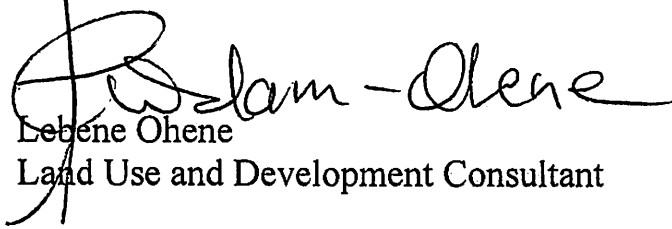
LAW OFFICE

Brown, Brown & Premsrirut

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

Sincerely,

BROWN, BROWN & PREMSRIRUT

A handwritten signature in black ink, appearing to read "Lebene Ohene". The signature is fluid and cursive, with a large initial "L" and "O".

Lebene Ohene
Land Use and Development Consultant

**ATTACHMENT A
WINCHESTER TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 6:00 P.M., OCTOBER 8, 2024**

11/05/24 PC

1. **UC-24-0478-MOONDOGGIES, LLC:**
USE PERMIT for a restaurant and related facilities in conjunction with an existing commercial building on 0.79 acres in an IL (Industrial Light) Zone and a CG (Commercial General) Zone. Generally located on the east side of Arville Street, 275 feet north of Desert Inn Road within Winchester. JJ/mh/kh (For possible action)

11/06/24 BCC

2. **AR-24-400106 (UC-22-0498)-RESORTS WORLD LAS VEGAS, LLC:**
USE PERMITS SECOND APPLICATION FOR REVIEW for the following: 1) a recreational facility; 2) fairgrounds; and 3) live entertainment in conjunction with an existing resort hotel (Resorts World) on a portion of 86.9 acres in a CR (Commercial Resort) Zone. Generally located on the west side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and the north side of Genting Boulevard within Winchester. TS/tpd/kh (For possible action)

11/05/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0478-MOONDOGGIES, LLC:

USE PERMIT for a restaurant and related facilities in conjunction with an existing commercial building on 0.79 acres in an IL (Industrial Light) Zone and a CG (Commercial General) Zone.

Generally located on the east side of Arville Street, 275 feet north of Desert Inn Road within Winchester. JJ/mh/kh (For possible action)

RELATED INFORMATION:

APN:

162-07-801-005; 162-07-801-006; 162-07-801-015

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3240 Arville Street, Unit D
- Site Acreage: 0.79
- Project Type: Restaurant
- Number of Stories: 1
- Square Feet: 1,234
- Parking Required/Provided: 34/49

Site Plan

The plans depict a proposed 1,234 square foot restaurant located in the central portion of an existing commercial building. The overall site encompasses 3 parcels, with the building being located on the northern 2 parcels, which are both zoned IL. The southernmost parcel is zoned CG and only contains a parking area. Access to the site is from Arville Street to the west. There are other licensed businesses (tavern, pizza shop, and tattoo parlor) in the same building. The plans show a total of 49 parking spaces located on the east and south sides of the building.

Landscaping

There are no proposed changes to landscaping associated with this request.

Elevations

The photos provided depict an existing, 1 story commercial building featuring storefront doors and a flat roof with a pitched metal canopy.

Floor Plans

The plans depict a 1,234 square foot restaurant featuring a customer service and order area, bar tops for customer seating, a kitchen, and 2 restrooms.

Applicant’s Justification

The applicant states that the restaurant would expand the growing food scene in the area by providing a new restaurant option for the community. An existing restaurant, Moon Doggies Bar and Grill, operates within the same building. The new restaurant will occupy Unit D, which is currently used as an office and storage space. The restaurant will specialize in ice cream desserts and pastries, along with coffee and other non-alcoholic beverages.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0607-13	Use permit for a restaurant with on-premises alcohol consumption (service bar)	Approved by PC	November 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Urban Neighborhood (greater than 32 du/ac)	RM32	Multi-family residential
South	Corridor Mixed-Use	CG	Convenience store
East	Corridor Mixed-Use	IL	Warehouses
West	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential

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

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare, and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds that the proposed restaurant is a compatible use on this site, which already features several commercial uses despite its industrial zoning. The site has adequate parking to serve the existing uses, and staff does not anticipate any adverse effects on the other businesses in the building, or on the properties in the surrounding area. Therefore, staff can support this request.

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:

Comprehensive Planning

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ROBERT LARRY MCKINNEY

CONTACT: ROBERT MCKINNEY, MOONDOGGIES, LLC, 9704 PEACOCK HILL CIRCLE, LAS VEGAS, NV 89117

11/06/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-24-400106 (UC-22-0498)-RESORTS WORLD LAS VEGAS, LLC:

USE PERMITS SECOND APPLICATION FOR REVIEW for the following: **1)** a recreational facility; **2)** fairgrounds; and **3)** live entertainment in conjunction with an existing resort hotel (Resorts World) on a portion of 86.9 acres in a CR (Commercial Resort) Zone.

Generally located on the west side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and the north side of Genting Boulevard within Winchester. TS/tpd/kh (For possible action)

RELATED INFORMATION:

APN:

162-09-312-002 through 162-09-312-006; 162-09-413-001 through 162-09-413-003 ptn

USE PERMITS:

1. Outdoor recreational facility for limited events.
2. Fairgrounds.
3. Live entertainment not accessed from inside a resort hotel where required to be accessed from the inside per Table 30.44-1.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3000 Las Vegas Boulevard South
- Site Acreage: 86.9 (portion)
- Project Type: Recreational facility
- Parking Required/Provided: 6,222/7,154

History & Site Plan

UC-22-0498 was previously approved for recreation/event and fairground uses with live entertainment for a portion of the Resorts World property. The site is a 10 acre undeveloped area located north of Genting Boulevard, east of Goh Tong Way, and south and west of the existing Resorts World development. More specifically, this area is primarily APN 162-09-413-003 and a small portion of APN 162-09-312-002. There is an existing screen fence around the project area. The applicant previously submitted a site plan for an upcoming holiday event to serve as an example of the type of improvements that could occur on the site. In this example, the plan shows an 85,000 square foot light experience, ice skating rink, food trucks, fire pits for smores,

numerous tents and booths for various uses and activities, restrooms, employee changing areas, storage buildings, and more.

Per the Notice of Final Action for AR-23-400153 (UC-22-0498), which was the first application for review for the request, the applicant was conditioned to submit an application review after 1 year of approval of the application for review (2 years after approval of the original application) to determine if the use of the property pursuant to the application warrants an amendment to the Resorts World Development Agreement.

Landscaping

A detached sidewalk with landscape areas on each side of the sidewalk exists along Genting Boulevard and Goh Tong Way. Existing landscaping will not be impacted, and new landscaping is not required.

Elevations & Floor Plans

No elevations or floor plans were submitted with the original application, nor required, since the nature of the project is for various temporary recreation/event and fairground uses that will change pending the type of event.

Previous Conditions of Approval

Listed below are the approved conditions for AR-23-400153 (UC-22-0498):

Comprehensive Planning

- Until October 19, 2024 to review to determine if the use of the property pursuant to this application warrants an amendment to the Resorts World Development Agreement.
- Applicant is advised that 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; 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

Listed below are the approved conditions for UC-22-0498:

Current Planning

- 1 year to review to determine if the use of the property pursuant to this application warrants an amendment to the Resorts World Development Agreement.
- Applicant is advised that paving may be required in accordance with the Department of Environment and Sustainability rules and regulations; approval of this application does not constitute or imply approval of any other County issued permit, license or approval;

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; and 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.

Fire Prevention Bureau

- Contact khoyt@clarkcountynv.gov to request a meeting;
- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- 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; 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 300 feet.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

Applicant’s Justification

The applicant states there have been several events approved for this site with no noticeable impacts on the surrounding properties. The area where the events are held has been paved, allowing for easier set-up of temporary tents. The number of events will depend on the number of bookings. It is anticipated that no more than 1 event per month for 1 year. This request is for a 1 year period. Every event has applied to the Fire Department for an operational permit and has complied with the Emergency Action Plan (EAP), showing the vehicle and pedestrian circulation plans, seating areas, generator locations (if required) and stage locations (if required). Emergency access is also identified on the EAP. According to the applicant, the recreational facility will only be needed until the property owner is able to finish the construction of the on-site convention center. It is estimated that the west convention center will be fully constructed in 2 to 3 years.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-23-400153 (UC-22-0498)	First application for review to a recreational facility (fairgrounds) for “Enchant”	Approved by BCC	December 2023
UC-23-0655	Second recreational facility/fairgrounds with live entertainment on APN 162-09-312-003 only - still a part of Resorts World	Approved by BCC	November 2023
DR-23-0213	Modifications to the Resorts World sign package	Approved by BCC	June 2023

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0050	Resorts World convention center	Approved by BCC	June 2023
UC-22-0498	Recreational facility (fairgrounds) for “Enchant”	Approved by BCC	October 2022
ADR-21-900288	Modifications to Resorts World signage	Approved by ZA	June 2021
DR-21-0164	Modifications to Resorts World signage	Approved by BCC	June 2021
DR-21-0143	Modifications to Resorts World	Approved by BCC	May 2021
UC-20-0546	Monorail	Approved by BCC	October 2021
DR-20-0526	Amended comprehensive sign plan	Approved by BCC	January 2021
ADR-20-900333	Resorts World security dog facility addition	Approved by ZA	August 2020
DR-20-0261	Resorts World people mover system from the Las Vegas Convention Center to Resorts World Resort Hotel	Approved by BCC	August 2020
SC-20-0191	Street name change to Genting Boulevard	Approved by PC	June 2020
SC-20-0192	Street name change to Resorts World Drive	Approved by PC	June 2020
SC-20-0193	Street name change to Goh Tong Way	Approved by PC	June 2020
UC-20-0174	Fabric membrane structure (convention exposition hall) and temporary wall sign (static) in conjunction with an approved resort hotel (Resort World)	Approved by BCC	May 2020
DR-20-0015	Comprehensive sign plan (Resorts World), increased overall wall sign area, increased overall freestanding sign area, increased the height of a freestanding sign, and increased the overall animated sign area	Approved by BCC	March 2020
ADR-19-900875	Modified a previously approved resort hotel (Resorts World)	Approved by ZA	January 2020
AR-18-400272 (WS-0029-17)	Third application for review to temporarily waive full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resort World)	Approved by BCC	February 2019

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0541	Modified an approved High Impact Project, recreational facility (indoor water park), and deviations as shown per plans on file, deviations for reduced setbacks, reduced the height setback ratio adjacent to an arterial street (Las Vegas Boulevard South), allowed primary access to a shopping center (with commercial, retail, and restaurant uses) from the exterior of the resort, and all other deviations as shown per plans on file, reduced setbacks, and waived non-standard improvements within the future right-of-way (Las Vegas Boulevard South), and design reviews for modifications to an approved High Impact Project, a resort hotel (Resorts World) and all associated and accessory uses and all other accessory and incidental buildings and structures	Approved by BCC	September 2018
TM-18-500091	1 lot commercial subdivision	Approved by PC	July 2018
AR-18-400076 (WS-0029-17)	Second application for review to temporarily waive full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	June 2018
WS-0029-17 (AR-0130-17)	First application for review to temporarily waive full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	October 2017
VS-0708-17	Vacated and abandoned a portion of right-of-way being Resorts World Drive	Approved by BCC	October 2017
UC-0650-17	Modifications to an approved resort hotel (Resorts World)	Approved by BCC	October 2017
WS-0029-17	Temporarily waived full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	March 2017
UC-0642-16	Resort hotel with deviations for signs in conjunction with a resort hotel	Withdrawn by BCC	November 2016
UC-0754-15	Modified an approved resort hotel (Resorts World) for Phase I of the development	Approved by BCC	January 2016

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0212-13 (ET-0028-15)	First extension of time to vacate a portion of Echelon Resort Drive at the northwest corner of Echelon Resort Drive and Las Vegas Boulevard South	Approved by BCC	June 2015
ZC-0218-14	Expanded the Gaming Enterprise District along the western boundary of the site and modified an approved High Impact Project (Resorts World)	Approved by BCC	December 2013
TM-0113-13	Commercial subdivision for the Resorts World site	Approved by PC	August 2013
UC-0217-13	Changed and modified temporary aesthetic improvements in conjunction with a resort hotel (Resorts World) - expired	Approved by BCC	June 2013
VS-0212-13	Vacated and abandoned a portion of Echelon Resort Drive at the northwest corner of Echelon Resort Drive and Las Vegas Boulevard South	Approved by BCC	June 2013
RS-0077-13	Record of survey for Las Vegas Boulevard South adjacent to the site	Reviewed by Staff	May 2013

There have been several other land use applications on this site; however, these are the applications that are the most directly related to the Resorts World Resort Hotel.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	CR	Circus Circus Resort Hotel & McDonalds
South	Entertainment Mixed-Use	CR	Undeveloped
East	Entertainment Mixed-Use	CR	Shopping centers & LVCVA convention facility
West	Public Facilities & Commercial General	IL, CG, & PF	Clark County Fire Station, commercial, & industrial

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

A review was required for AR-23-400153 (UC-22-0498). The applicant has demonstrated compliance with conditions and is not impacting the surrounding neighborhood, community, or streets. If the application for review was required to address a specific issue not listed above, the applicant has addressed the concern from the application which required the application for review.

Staff believes that this recreational facility and events/fairground lot with live entertainment is still consistent with other uses along the Resort Corridor and within Resort World. Staff is not aware of parking issues or any impacts to the surrounding areas by the approved uses.

The purpose of this review is to determine whether the use has transformed to a more permanent use of the property as a recreational facility, which may necessitate an amendment to the existing Resorts World Development Agreement. According to the applicant, the uses are going to be temporary and are requested to be reviewed on a yearly basis. The applicant states this use will be needed until the construction of the west convention center is completed, which will be within 2 or 3 years. Therefore, staff can support the request with another review to coincide with the expiration of the application for the convention center (WS-23-0050). This will allow staff to monitor the progress and determine if an amendment to the Resorts World Development Agreement is needed.

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:

Comprehensive Planning

- Until June 21, 2025 to review to determine if the use of the property pursuant to this application warrants an amendment to the Resorts World Development Agreement.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an application for review; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: RESORTS WORLD LAS VEGAS, LLC

CONTACT: GARY LAKE, DEVELOPERS CONSULTANTS, 3000 LAS VEGAS BOULEVARD SOUTH, LAS VEGAS, NV 89109