

02/04/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0870-GAUGHAN SOUTH, LLC:

USE PERMIT for a recreational or entertainment facility not limited to indoor-only recreation.

WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements.

DESIGN REVIEW for a recreational or entertainment facility in conjunction with a resort hotel (South Point) on 118.07 acres in a CR (Commercial Resort) Zone.

Generally located south of Silverado Ranch Boulevard and west of Las Vegas Boulevard South within Enterprise. MN/rr/kh (For possible action)

RELATED INFORMATION:

APN:

177-29-510-003; 177-29-601-005; 177-29-701-046

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) on a portion of Las Vegas Boulevard South where required per Section 30.04.08C.
b. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) on a portion of Pyle Avenue where required per Section 30.04.08C.
c. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) on Frias Avenue where required per Section 30.04.08C.
d. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) on a portion of Ensworth Street where required per Section 30.04.08C.

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 42.21 (recreational facility)/118.07 (overall)
- Project Type: Recreational or entertainment facility
- Parking Required/Provided: 5,684/5,742 overall

Request & Site Plan

The plan indicates a proposed outdoor recreational facility on a 42.21 acre portion of a 53.82 acre parcel, APN 177-29-701-046. Two other parcels, APNs 177-29-510-003 and 177-29-601-005, comprise the balance of the 118.07 acre South Point Resort Hotel property. The parcel on

which the outdoor recreational facility is proposed is bounded by Pyle Avenue to the north, Frias Avenue to the south, Las Vegas Boulevard South to the east, and Ensworth Street to the west. The northwestern portion of the 53.82 acre parcel, which has an existing maintenance building and a storage building for the South Point and the Las Vegas Metropolitan Police Department K-9 Operations Center, is excluded from the area designated for the recreational facility. The southerly and easterly portions of the property north of the right-of-way for Frias Avenue and west of Las Vegas Boulevard South include existing powerline easements, which are not a portion of the proposed recreational facility. The plan indicates the site is surrounded by an existing 6 foot tall chain link fence. Existing chain-link gates are also indicated along Pyle Avenue and Frias Avenue. An existing 8 foot tall CMU wall is located along the portion of the site adjacent to the K-9 operations center. A new 8 foot high CMU wall is proposed where the site abuts the existing maintenance and storage buildings on the west side. A 6 foot tall trash enclosure with double gates is indicated along the south side of the proposed 8 foot CMU wall south of the warehouse. No permanent buildings are proposed.

A parking analysis has been provided which indicates that based on the proposed size of the recreational facility, 1,839 parking spaces are required. While no new on-site parking is proposed, the site is associated with and will be utilized by the South Point for various events. The South Point has 5,742 existing parking spaces which exceeds the required parking of 5,684 spaces for the proposed recreational facility in combination with the existing uses at the resort hotel.

Landscape

Street landscaping is not proposed to be provided along any of the surrounding streets. The applicant estimated that the recreational facility has a combined 5,584 linear feet of street frontage along the surrounding streets. An estimated 186 trees are required based on large trees being spaced along the streets every 30 linear feet.

Elevations

Plans indicate a trash enclosure proposed to be surrounded by a 6 foot high decorative CMU wall. The enclosure features double gates constructed of tube steel. No buildings are proposed for the recreational facility.

Floor Plans

No buildings are proposed.

Applicant's Justification

The applicant states that they are currently utilizing space located south of the South Point property at the southwest corner of Pyle Avenue and Las Vegas Boulevard South for recreational uses for various events. Most recently, Ninja Warriors operated on the site. A use permit is requested for a recreational facility on the property to continue to use the property for such events. The applicant states that the waiver to eliminate off-site improvements along Las Vegas Boulevard South, Pyle Avenue, Ensworth Street, and Frias Avenue is because the proposed recreational uses are temporary and do not warrant added permanent off-site improvements.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0452	Vacated and abandoned easements of interest to Clark County and right-of-way	Approved by PC	November 2023
VS-23-0393	Vacated and abandoned easements of interest to Clark County and right-of-way	Approved by PC	September 2023
VS-21-0664	Vacated and abandoned easements of interest to Clark County and right-of-way	Approved by BCC	December 2021
UC-21-0663	Use permit for a public facility (K-9 operations center), waivers for parking lot landscaping, driveways, and off-site, and design review	Approved by BCC	December 2021
ADR-19-900893	Equestrian practice arena in conjunction with a resort hotel (South Point)	Approved by ZA	January 2020
DR-19-0786	Comprehensive sign package for a resort hotel (South Point)	Approved by BCC	November 2019
VS-17-1102	Vacated and abandoned easements of interest to Clark County and right-of-way	Approved by BCC	February 2018
WS-17-1101	Waived off-site improvements for a warehouse building, maintenance building, and guard tower in conjunction with a resort hotel (South Point)	Approved by BCC	February 2018
UC-0070-16 (WC-0157-16)	Waived conditions of a use permit requiring full off-site improvements	Approved by BCC	January 2017
ADR-0279-16	Exterior remodel and addition of freight elevator shaft in conjunction with a resort hotel (South Point)	Approved by ZA	April 2016
UC-0070-16	Expanded an existing recreational facility (equestrian staging) and deviations from development standards for modifications to an existing resort hotel (South Point)	Approved by BCC	March 2016
VS-0559-15	Vacated and abandoned easements of interest to Clark County and right-of-way	Approved by PC	October 2015
VS-0236-13	Vacated and abandoned right-of-way	Approved by PC	June 2013
VS-1451-07	Vacated and abandoned easements of interest to Clark County - expired	Approved by PC	January 2008
VS-2122-04 (ET-0013-07)	First extension of time to vacate and abandon easements of interest to Clark County and right-of-way	Approved by BCC	February 2007
ZC-1724-05	Reclassified 1.6 acres from R-E to H-1 zoning for future development	Approved by BCC	December 2005
ZC-1722-05	Reclassified 1.5 acres from R-E to H-1 zoning for future development	Approved by BCC	December 2005

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1085-05	Reclassified 4.4 acres from R-E, C-1, and C-2 to H-1, use permits to expand Gaming Enterprise Overlay District, equestrian practice arena, and deviations, and design review for an equestrian practice arena and signage in conjunction with the South Point Resort	Approved by BCC	September 2005
ZC-0021-05	Reclassified 14.7 acres from C-1 and H-1 to H-1 zoning for future development in conjunction with the South Point Resort	Approved by BCC	February 2005
ZC-0020-05	Reclassified 4.2 acres from C-1 and M-D to H-1 zoning for future development in conjunction with the South Point Resort	Approved by BCC	February 2005
UC-2123-04	Use permits for an addition and deviations, waivers for streets and landscaping, and a design review for an addition to the South Point Resort	Approved by BCC	January 2005
VS-2122-04	Vacated and abandoned easements of interest to Clark County and right-of-way	Approved by PC	January 2005
ZC-0667-01	Reclassified 183.5 acres from R-E to H-1 zoning	Approved by BCC	July 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CG, RM32, RM50, RM18 & CR	Off-premises sign, multi-family dwellings, & South Point Resort Hotel parking area
South	Entertainment Mixed-Use	CR	Timeshare (Grandview) (south of resort hotel) & undeveloped (south of recreational facility)
East	Entertainment Mixed-Use	CG & CR	Restaurants and undeveloped
West	Business Employment & Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	I-15, single-family residential & undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

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

Use Permit

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 the proposed outdoor recreational and entertainment facility for temporary events to be consistent with other uses and other existing temporary and seasonal events hosted throughout the Resort Corridor. The existing parking areas provided at the South Point Resort Hotel should also be sufficient to handle the influx of traffic to the site based on the provided parking analysis. Staff also finds the proposed uses will support Master Plan Policies 1.4.4 and 5.1.3, which support the continued development of the tourism sector of the economy particularly on inactivated land where appropriate. As a result, staff can support this request, as the proposed outdoor recreation and entertainment areas should have no negative impact on the surrounding area and will support the continued tourism centric uses of the Resort Corridor.

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and other architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

New construction on the site is limited to a new 8 foot high CMU wall where the site abuts the existing maintenance and storage buildings on the west side of the site, and a 6 foot tall trash enclosure with double gates along the south side of the proposed wall. The proposed design is in conformance with Code requirements. Staff, however, does not support the proposal to not provide street landscaping for the site. The purpose of providing street landscaping is to provide necessary shading for nearby streets and sidewalk infrastructure. Street landscaping also helps reduce the impacts of wind, dust, pollution, glare, and heat island effect on human health and comfort. Therefore, staff cannot support the design review. If the application is approved, staff recommends 2 years to review the lack of street landscaping.

Public Works – Development Review

Waiver of Development Standards

Staff cannot support the request not to install full off-site improvements on Las Vegas Boulevard, Pyle Avenue, Frias Avenue and Ensworth Street. Las Vegas Boulevard is an arterial road and Pyle Avenue is a collector road which accommodates a high volume of traffic; especially when entertainment or recreational events are taking place. Additionally, full width paving, curb, and gutter allows for better traffic flow and drainage control, and sidewalks on public streets provide safer pathways for pedestrians.

Staff Recommendation

Approval of the use permit; denial of waiver of development standards, and the design review.

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:

- 2 years to review the street landscaping;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree-in-lieu is required for any required trees waived.
- 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

- Full off-site improvements along Las Vegas Boulevard to be completed within 18 months after off-site permits have been issued for any development on the west side from Frias Avenue to Cactus Avenue.

Fire Prevention Bureau

- Applicant is advised that permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

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

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: SOUTH 80, LLC

CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
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