

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400082 (UC-23-0225)-NP DURANGO, LLC:

USE PERMIT FIRST EXTENSION OF TIME for live entertainment.

DESIGN REVIEWS FIRST EXTENSION OF TIME for the following: **1)** minor expansion to a resort hotel; and **2)** tandem parking spaces on 50.0 acres in an H-1 (Limited Resort and Apartment) Zone within a P-C (Planned Community) Overlay District within the Rhodes Ranch Master Planned Community.

Generally located between the CC 215 Beltway and Maule Avenue west of Durango Drive within Spring Valley. JJ/mc/kh (For possible action)

RELATED INFORMATION:

APN:

176-05-601-035

LAND USE PLAN:

SPRING VALLEY - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 6915 S. Durango Drive
- Site Acreage: 50
- Number of Rooms: 452 (previous requests)/578 (current request)
- Project Type: Resort hotel/casino
- Building Height (feet): Up to 216
- Square Feet: 176,089 (previous requests - casino space)/187,632 (current request)
- Parking Required/Provided: 2,338/3,644 (combined)

Site Plan

Phase 1 of the project (Durango Casino & Resort) was completed, UC-21-0387 was approved in October 2021, and has been operating since December 2023. UC-23-0225 was approved for Phase 2 in June 2023. The applicant is requesting a first extension of time for 4 additional years to commence for UC-23-0225. Phase 2 proposes: 1) 11,543 square feet of additional casino space; 2) 126 additional hotel rooms with a minor building footprint increase on the southern hotel tower; 3) 60,826 square feet of additional entertainment area including additional banquet space, bowling and billiards center, new pool events center; 4) an increase in patio space; 5) 3 level, 250 space valet parking structure located between Maule Avenue and the pool events center; and 6) overall reduction of 40,351 square feet of landscape area.

The proposed valet parking structure will have a minimum setback of 37 feet from the south property line along Maule Avenue. Due to the lower on-site grade, the top of the structure will only be 18 feet above the grade of Maule Avenue. There will be more than adequate parking for Phase 2 of the proposed development, and a timeline for Phase 2 has not been disclosed. The second design review was required to allow tandem parking spaces within the new 3 level, 250 space valet parking structure. The total number of tandem spaces is approximately 142. The locked in Title 29 Development Code does not allow tandem parking spaces, therefore, any deviation from the established parking standards requires a design review.

Durango Casino & Resort is requesting outdoor live entertainment in conjunction with a proposed pool events center. The new pool events center will be in the existing pool area in the southwest portion of the site. The building where the live entertainment is proposed is designed to face the pool instead of public right-of-way or nearby residential uses. This site is part of the original Rhodes Ranch Major Project, and the locked in Development Code in place is Title 29. Within the locked in Title 29, there is no minimum separation between outdoor live entertainment and any residential use. Live entertainment is permitted as an ancillary use in the H-1 zone in conjunction with a resort hotel. The 2 nearest residential uses to the proposed live entertainment are: 1) 737 feet to the existing single-family residential use to the west; 2) 360 feet to the existing multi-family residential use to the south, which is on the south side of Maule Avenue.

Previous Conditions of Approval

Listed below are the approved conditions for UC-23-0225:

Comprehensive Planning

- 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 the application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Traffic study and compliance.

Applicant's Justification

The applicant requests an additional 4 years to commence construction on Phase 2 of the existing Durango Casino & Resort. Phase 1 of the resort opened in December 2023. Due to the size and scope and the project, the applicant requests additional time to commence Phase 2 as approved by UC-23-0225. In order to allow adequate circulation at the property during the Phase 2 construction, the applicant desires to construct an additional parking garage (approved via DR-24-0220) before beginning Phase 2. This garage is currently under construction, states the applicant.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-24-0220	Expansion and modification to the existing resort hotel, includes an additional parking garage	Approved by BCC	July 2024
UC-23-0225	Live entertainment and design reviews for a minor expansion of the resort hotel and tandem parking spaces	Approved by BCC	June 2023
DR-22-0581	Comprehensive signage and lighting plan for a resort hotel/casino	Approved by BCC	December 2022
VS-21-0449	Vacated and abandoned right-of-way	Approved by BCC	February 2022
ET-21-400117 (UC-0726-08)	Fifth extension of time for a resort hotel/casino with accessory retail and commercial uses	Approved by BCC	October 2021
UC-21-0387	Final plans on the site and building design for a previously approved resort hotel/casino with ancillary uses and structures	Approved by BCC	October 2021
VS-21-0388	Vacated and abandoned easements and rights-of way	Approved by BCC	October 2021
ET-18-400190 (UC-0726-08)	Fourth extension of time for a resort hotel/casino with accessory retail and commercial uses	Approved by BCC	October 2018
UC-0726-08 (ET-0073-15)	Third extension of time for a resort hotel/casino with accessory retail and commercial uses	Approved by BCC	November 2015
UC-0726-08 (ET-0082-13)	Second extension of time for a resort hotel/casino with accessory retail and commercial uses	Approved by BCC	October 2013
UC-0726-08 (ET-0134-10)	First extension of time for a resort hotel/casino with accessory retail and commercial uses	Approved by BCC	October 2010
UC-0726-08	Resort hotel/casino with accessory retail and commercial uses	Approved by BCC	September 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	RS20, CG, & IP	CC 215 Beltway, distribution center, & Ikea store
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Entertainment Mixed-Use	C-2 (PC) & CR	Retail uses, multi-family residential development, & single-family residential subdivision
East	Corridor Mixed-Use & Urban Neighborhood (greater than 18 du/ac)	U-V & RM32	Uncommons mixed-use development (offices, retail, & multi-family) & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Entertainment Mixed-Use	H-1 (PC)	Future expansion area for Durango Casino

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 29.

Analysis**Comprehensive Planning**

Title 29 standards of approval for an extension of time state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. The existing resort hotel has been operating since December 2023. UC-23-0225 for Phase 2 of the project was approved on June 21, 2023, with the condition of 2 years to commence. No building permits related to Phase 2 of the existing Durango Casino & Resort have been issued. Staff finds circumstances have not changed to an extent to warrant denial of a first extension for Phase 2, and that approving the request will not cause adverse effects on surrounding properties. No progress has been made on obtaining permits for Phase 2; therefore, staff recommends a 2 year extension of time to commence Phase 2.

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 29, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Until September 3, 2027, to commence or the application will expire unless extended with approval of an extension of time;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised 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; the Rhodes Ranch Development Agreement and locked-in Development Code expires July 30, 2028; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No objection.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTEST:

APPLICANT: NP DURANGO, LLC

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