

08/20/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WC-25-40072 (DR-19-0659)-VEGAS WP WEST, LLC:**

**WAIVER OF CONDITIONS** of a design review for alcohol service area and consumption limited to area shown on plans in conjunction with an existing recreational facility (waterpark) on 17.15 acres in an R-2 (Medium Density Residential) Zone within the P-C (Planned Community) Overlay District in the Summerlin South Master Planned Community.

Generally located south of Maule Avenue and west of Fort Apache Road within Spring Valley.  
JJ/rp/cv (For possible action)

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RELATED INFORMATION:

**APN:**

176-06-701-010

**LAND USE PLAN:**

SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 7055 S. Fort Apache Road
- Site Acreage: 17.15
- Project Type: Private recreational facility (incidental alcohol sales)
- Square Feet: 3, 400 (existing cabana areas)/3,000 (existing group tent areas)

History, Site Plan, & Request

The site was originally approved for a public community park, aquatic center building and private recreational facility (water park) under UC-0091-11 in June 2011. The park expansion and a temporary parking lot were approved under UC-0664-12. In 2015 and 2016, UC-0044-15 and DR-0887-15 were approved, allowing incidental alcohol sales throughout the recreational facility (waterpark) and expanding the service area to include cabanas and a group tent area. However, the required 1 year review was not completed, and these approvals expired.

Subsequently, DR-19-0887 was approved to expand the alcohol consumption area at the waterpark, with the condition that alcohol service and consumption be limited to cabanas and designated group areas. This current request will waive the limitation on the areas where alcohol consumption is permitted.

The site was developed as a private recreational water park with incidental alcohol sales that were limited to a 1,500 square foot fenced patio area. The patio area is adjacent to a food and

beverage building located toward the center of the site. Cowabunga Canyon Waterpark of Las Vegas is now requesting to expand the service area to include cabanas and a group tent area.

Floor Plans

The site has 35 cabanas totaling 3,400 square feet located throughout the site. The 3,000 square foot group tent area is located near the northern portion of the site.

Previous Conditions of Approval

Listed below are the approved conditions for DR-19-0659:

Current Planning

- Alcohol to be served only on non-school days for Faiss Middle School;
- Alcohol service area and consumption limited to area shown on plans.
- 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.

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.

Applicant's Justification

The applicant seeks removal of the current condition to better align with the park's commitment to providing a safe, clean, and enjoyable environment for all guests. The applicant states that effective supervision is the most critical component of waterpark safety. By confining alcohol consumption to a designated "beer garden," the park may unintentionally send the message to parents and guardians that lifeguards alone are responsible for supervising children. Allowing responsible alcohol consumption throughout the interior of the park rather than in a restricted area reinforces shared responsibility and encourages parents and guardians to remain engaged and attentive while enjoying the amenities. Strict operating procedures around alcohol service and consumption submitted with this request are utilized and adhered to by all park staff. As a result, on-site consumption throughout the park has not created an undue number of calls or issues at any of the waterparks owned/operated by Cowabunga Canyon Waterparks'. The waterpark would still be held to business licensing requirements for a Beer/Wine & Spirits liquor license which regulates how, what and where alcohol is served.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-19-0659	Allowed incidental alcohol sales throughout the recreational facility	Approved by BCC	October 2019
DR-0887-15	Allowed incidental alcohol sales throughout the recreational facility - expired	Approved by BCC	February 2016

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0044-15	Revisions made to a private recreational facility (water park), and a design review for an incidental alcohol service area - expired	Approved by BCC	March 2015
UC-0664-12 (ET-0158-14)	First extension of time for the private recreational facility (water park)	Approved by BCC	February 2015
UC-0664-12	Future expansion to a private recreational facility (water park) and allowed a temporary parking lot in conjunction with a private recreational facility	Approved by BCC	December 2012
UC-0091-11	Allowed a community park, aquatic center, and recreational facility (waterpark)	Approved by BCC	June 2011

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Summerlin South	P-F & R-2 (P-C)	Faiss Middle School, Wilbur & Theresa Faiss Park, & Aquatic Springs Center
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R3.3	Single-family residences
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Summerlin South	R-2 & R-3 (P-C)	Single-family residences
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Summerlin South Village 16A	R-2 (P-C)	Undeveloped

**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**

Title 30 standards of approval for an extension of time state an application may be denied 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. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that the applicant’s concern to limiting alcohol to a designated beer garden may give the impression that lifeguards are solely responsible for supervising children. However, the current request significantly expands the limited alcohol use approved under DR-19-0659.

Allowing alcohol consumption throughout the park could lead to increased visibility of alcohol use, reduced parental supervision, and potential impacts on nearby residential and school areas. Maintaining the existing beer garden restriction strikes a necessary balance between adult amenities and a safe, family-oriented environment. Therefore, 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive Planning**

If approved:

- 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; 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.

#### **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:** Spring Valley - approval.

**APPROVALS:**

**PROTEST:**

**APPLICANT:** VEGAS WP WEST, LLC

**CONTACT:** G.C. GARCIA, INC, 1055 WHITNEY RANCH DRIVE, SUITE 210, HENDERSON, NV 89014