

06/17/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-26-400041 (UC-25-0544)-WORLD BUDDHISM ASSOCIATION HEADQUARTERS & MGM-GRAND BALLY'S, LLC LEASE:

USE PERMIT FIRST APPLICATION FOR REVIEW for a recreational or entertainment facility.

DESIGN REVIEW for a proposed recreational or entertainment facility in conjunction with an existing parking lot and monorail station on a portion of 12.2 acres in a CR (Commercial Resort) Zone.

Generally located south of Sahara Avenue and east of Paradise Road within Winchester.
TS/sd/cv (For possible action)

RELATED INFORMATION:

APN:

162-10-101-006; 162-10-101-010 through 162-10-101-011 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 12.2 (portion)
- Project Type: Recreational or entertainment facility
- Square feet: 800 (proposed modular building)
- Height: 12 (proposed modular building)
- Parking Required/Provided: 293/296
- Sustainability Required/Provided: 7/1

History & Site Plan

UC-25-0544 was approved in October 2025 to allow a recreational or entertainment facility for an outdoor light festival (only) to be held yearly on an existing vacant parcel currently used as a parking lot with an existing monorail station located on the western portion of the site. A use permit was required if a recreational or entertainment facility is not in conjunction with a hotel or motel, resort hotel, or rural resort hotel.

The previously approved site plan designated areas on site for the event and are located within the center portion of the site. Food booths and food trucks are located in the southern portion of the parcel. Other amenities include restrooms, ticket booths, pedestrian plaza, children's play

area, and a bookstore. The approved bookstore is within a proposed 800 square foot modular building on the northeast corner of the site. On-site parking is located along the perimeter of the event area located along the western and eastern property lines for a total of 296 provided parking spaces. Drop-off areas and loading zones are depicted on the southern portion of the site plan. The plans depict access from both Paradise Road and Sahara Avenue.

The Notice of Final Action for UC-25-0544 required that the lantern festival be reviewed prior to May 8, 2026, which prompted the applicant to submit the application for review.

Landscaping

There is existing landscaping along the perimeter of the site. Landscaping is neither required nor a part of this or the original request.

Elevations

The approved plans depict a modular building to be used as a bookstore and administrative office during the time of events. The building is 12 feet high with flat roofline with windows and aluminum siding. Each of the light displays are sculpture-like and have fantasy and nature-themed characters. The displays vary in height and width that range from 6 feet to 23 feet.

Previous Conditions of Approval

Listed below are the approved conditions for UC-25-0544:

Comprehensive Planning

- The special use permit is limited to lantern festival only;
- File a review of the lantern festival prior to May 8, 2026;
- The dates for the lantern festival event will be December 19, 2025 through March 8, 2026 (dates do not include setup and breakdown);
- Point of contact for lantern festival to be provided to Commissioner's office with a copy to Comprehensive Planning prior to event setup;
- Maximum height of all lighted lantern structures will be 35 feet;
- Lantern lights to be turned off by 10:30 p.m. Sunday through Wednesday except for December 24, December 31, February 16 and 17 when lantern lights will be turned off by 11:30 p.m.;
- Lantern lights to be turned off by 11:30 p.m. Thursday through Saturday;
- No spotlights will be used;
- Speakers for the lantern event to be turned off by 10:30 p.m. Sunday through Wednesday except for December 24, December 31, February 16 and 17 when speakers will be turned off by 11:00 p.m.;
- Speakers for the lantern event to be turned off by 11:00 p.m. on Thursday through Saturday;
- Speakers in lantern festival zones are limited to a maximum height of 10 feet and shall not be pointed towards Turnberry Towers (south of site);
- There will be no speakers in the food court or food truck area;
- No public address system (PA) loud speakers will be used;
- On site security will be provided for the duration of the lantern festival;
- There will be on site queuing area of approximately 600 feet from the driveway off Paradise Road to ensure traffic does not back up onto Paradise Road and Karen Avenue;

- Traffic management staff will be provided when the event is open to the public;
- Tickets will have 2 hour time slot increments to help manage the traffic flow for those attending the lantern festival.
- 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

- 3 year review of the off-site improvements;
- Drainage study and compliance.
- Applicant to coordinate with Public Works - Development Review on the commercial driveway access for temporary events;
- Traffic management plan to be reviewed by Public Works.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet;
- A meeting may be required with fire prevention personnel.
- Applicant is advised that permits and operational 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 event organizer is required to inform the Collection System Service Group at 702-668-8048 regarding the forthcoming Special Event; the event organizer must submit a fully completed Application for Temporary Capacity Agreement; this application should specify the location of the connection to the CCWRD's Sewer System and include on-site Plumbing Plans that detail fixtures, connection point(s), and total discharge flows for the event; please attach 8½ by 11 inch map(s) and/or sketch along with a non-refundable administrative fee of \$1,000.00; and that following the event, the event organizer will receive an invoice for the discharged amount based on the calculated discharge flows provided in the Application for Temporary Capacity Agreement.

Applicant's Justification

The applicant states the lantern festival operated between December 19, 2025, through March 8, 2026 including setup and take down. The applicant complied with all of the required conditions of approval including hours of operation, location of speakers, traffic management, on-site security, and tickets having 2 hour time slots only. There are no known complaints received by the public for the event.

Prior Land Use

| Application Number | Request | Action | Date |
|---------------------------|---|-----------------|--------------|
| UC-25-0544 | Use permit for recreational or entertainment facility | Approved by BCC | October 2025 |

Prior Land Use

| Application Number | Request | Action | Date |
|---------------------------|---|------------------|---------------|
| UC-21-0645 | Use permit, waivers of development standards, and design review for exotic animals and recreational facility with accessory retail sales and restaurant | Withdrawn by BCC | February 2022 |
| UC-1677-05 | Use permit for a vehicle demonstration facility - expired | Approved by PC | December 2005 |
| DR-1438-99 | Design review for a monorail and associated terminal, operation, and maintenance facility | Approved by BCC | November 1999 |
| UC-1170-99 | Use permit for a monorail | Approved by BCC | October 1999 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|--------------|----------------------------------|------------------------|--------------------------|
| North | City of Las Vegas | C-1 | Retail buildings |
| South & East | Entertainment Mixed-Use | CR | Multi-family residential |
| West | Entertainment Mixed-Use | CR | Resort Hotel (Sahara) |

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 UC-25-0544 to ensure the applicant demonstrated compliance with the conditions of approval and the use did not negatively impact the surrounding neighborhood. Based upon the recent approval of this application and operation of this event, the recreational facility and associated festival is appropriate based on the site's proximity to the existing resort hotels and tourist accommodations. Staff finds that the use is compatible with the surrounding land uses and complies with the goals and policies from the Master Plan. In addition, no formal complaints or violations of the conditions of approval have been received by the County. Therefore, staff recommends approval of this request subject to removing the time limit for review.

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

- Remove the time limit.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Winchester - approval.

APPROVALS:

PROTEST:

APPLICANT: WORLD BUDDHISM ASSOCIATION HEADQUARTERS

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS,
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