

02/16/22 BCC AGENDA SHEET

RECREATIONAL FACILITY
(TITLE 30)

I-15/LEWIS RANCH RD
(MOAPA)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0734-LEWIS, LOU JEANNE CR SHELTER TR OF LEWIS P & L J TR:

USE PERMITS for the following: **1)** recreational facility; and **2)** live entertainment on 509.0 acres in an R-A (Residential Agricultural) Zone.

Generally located on the east, west, and south sides of Lewis Ranch Road, 1,900 feet south of I-15 within Moapa. MK/jor/jo (For possible action)

RELATED INFORMATION:

APN:

041-07-000-005; 041-07-000-007; 041-07-000-009; 042-01-301-001; 042-01-801-001; 042-12-000-002; 042-12-000-005; 042-12-000-010

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA) - AGRICULTURE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 509
- Project Type: Recreational facility (annual fall festival with corn maze and ancillary recreational activities).
- Parking Provided: 6 acres for parking

History & Site Plan

The site plan depicts a 509 acre agricultural site (Lewis Ranch) located south of the I-15, on the east, west, and south sides of Lewis Ranch Road. The site has a history since 2014 of hosting a temporary commercial event once a year for a pumpkin patch and corn maze.

Today, the applicant is proposing a recreational facility that will operate once a year, from the first Friday of September through the first Saturday of November. The annual recreational facility will feature the following activities: a corn maze, pumpkin patch, petting zoo, pig races, tractor drawn hayrides, amusement rides and games including farm swings and tractor pulled cow train pedal carts, garden area to harvest/purchase a variety of produce, haunted theme evening maze, haunted house, playground structures with bounce houses, fire pit seating areas for rent, incidental vendors selling souvenirs and refreshments.

The site will also include an area for 30 portable restrooms and an area for the Moapa Valley Volunteer Fire and Medic station. The proposed hours are noon to 11:00 p.m. daily with approximately 50 employees on-site. All of the aforementioned uses are more than 500 feet away from the existing residence and agricultural structures that are within a separate parcel that is not a part of this application. The applicant is providing 6 acres for parking with a parking attendant.

Landscaping

All 509 acres are currently utilized for agricultural uses and certain areas of the parcels are largely undeveloped.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the applicant the annual event will take place from the first Friday of September to the first Saturday of November. Hours of operation will be from noon to 11:00 p.m. with approximately 50 employees at any given time. The subject property for the proposed recreational facility is over 500 acres and outside of the PM-10 zone. Approximately 6 acres will be provided for parking, which will include a parking attendant. All setbacks are met, and activities can be conducted without impacting neighboring undeveloped properties. There is an existing Clark County Business License (2002561.071-121) affiliated with this event since previous temporary commercial permits have been approved on the site in 2014 through 2017. The request for live entertainment is necessary since the applicant is offering sing-a-longs for children with other ambient music. The applicant does not propose permanent on-site improvements since this is an annual event only.

Prior Land Use Requests

Application Number	Request	Action	Date
TC-901049-17	Pumpkin Patch & Corn Maze	Approved by ZA	September 2017
TC-900882-16	Pumpkin Patch & Corn Maze	Approved by ZA	September 2016
TC-900942-15	Pumpkin Patch & Corn Maze	Approved by ZA	September 2015
TC-900798-14	Pumpkin Patch & Corn Maze	Approved by ZA	September 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use, Entertainment Mixed-Use, & Open Lands	R-U	Undeveloped
South & West	Outlying Neighborhoods (up to 0.5 du/ac), Open Lands, & Ranch Estate Neighborhood (up to 2 du/ac)	R-U & R-A	Single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Open Lands	R-U	Undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Current Planning**

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. The proposed recreational facility is an annual occasion for locals and visitors to enjoy outlying areas of Moapa, but it also encourages some economic growth. Staff supports both use permits because the applicant is providing 509 acres to properly space the proposed activities and ancillary site requirements to help support the annual event. The proposed recreational facility with live entertainment is appropriate for the subject parcels; therefore, staff can support these requests.

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:**Current Planning**

- This application will expire if the use is discontinued for more than 3 years;
- Hours of operation 12:00 p.m. to 11:00 p.m. daily.
- Applicant is advised that 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; 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.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to 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; that permits may be required for this facility and to contact Fire Prevention for further information and a meeting at khoyt@clarkcountynv.gov; and to show fire hydrant locations on-site and within 750 feet.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available within the proposed development and none are planned within the next 5 years.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KIMBOSLICE ENTERTAINMENT, LLC

CONTACT: LORA DREJA, BROWN, BROWN, AND PREMSRIRUT, 520 S. FOURTH STREET, LAS VEGAS, NV 89101