

12/04/24 BCC AGENDA SHEET

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**AR-24-400113 (UC-23-0655)-RW LV FUTURE LAND, LLC:**

**USE PERMITS FIRST APPLICATION FOR REVIEW** for the following: **1)** a recreational facility; **2)** fairgrounds; and **3)** live entertainment in conjunction with an existing resort hotel (Resorts World) on a portion of 86.9 acres in a CR (Commercial Resort) Zone.

Generally located on the west side of Las Vegas Boulevard South, the east side of Sammy Davis Jr. Drive, and the north side of Genting Boulevard within Winchester. TS/tpd/kh (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-09-312-002 through 162-09-312-006; 162-09-413-001 through 162-09-413-003 ptn

**USE PERMITS:**

1. Outdoor recreational facility for limited events.
2. Fairgrounds.
3. Live entertainment not accessed from inside a resort hotel where required to be accessed from the inside per Table 30.44-1.

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3000 Las Vegas Boulevard South
- Site Acreage: 86.9 (portion)
- Project Type: Recreational facility
- Parking Required/Provided: 5,485/7,420

Site Plan

The approved plan depicts an existing resort hotel (Resorts World) located on the west side of Las Vegas Boulevard South, east of Sammy Davis Jr. Drive, north of Genting Boulevard, and the north and south sides of Resorts World Drive. With the original application, the applicant proposed second area for an outdoor recreational facility for limited events and fairground with live entertainment located solely on APN 162-09-312-003. This specific parcel is located north of Resorts World Drive, west of Las Vegas Boulevard South. The west half of this parcel includes 236 parking spaces for the public to utilize in addition to 7,184 existing parking spaces throughout the resort hotel grounds. The subject parcel has an overall area of 9.6 acres, and a 1.6

acre portion is being used as recreational facility and fairground event space. Furthermore, aerial photos submitted with the original application show that this portion of the subject parcel is screened from the right-of-way. Lastly, an emergency access route as required per the Clark County Fire Department is located around the perimeter of the 1.6 acre portion site for the recreational facility/fairground.

#### Landscaping

A detached sidewalk with landscape areas on each side of the sidewalk exists along Genting Boulevard and Goh Tong Way.

#### Elevations & Floor Plans

No elevations or floor plans were submitted with the original application, nor required, since the nature of the proposal is for various temporary recreation/event and fairground uses that will change depending on the type of event.

#### Previous Conditions of Approval

Listed below are the approved conditions for UC-23-0655:

##### Comprehensive Planning

- 1 year to review to determine if the use of the property pursuant to this application warrants an amendment to the Resorts World Development Agreement.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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 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; 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 that 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 states that each event is different from one another. Thus, each event has its own Emergency Action Plan that ensures safety for the participants who attend the events. The Department of Environment and Sustainability has issued a dust control permit to the applicant. The applicant indicates that the tents to the events are temporary in nature because of time schedule for each one. Furthermore, the applicant is requesting an additional 1 year to have the events occur on the subject parcels but indicates that 3 years are preferred for the recreational facility. Additionally, the applicant states the existing screened fencing will remain with the existing landscaping.

### Prior Land Use Requests

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-24-0302	Modifications to on-site landscaping, hardscaping, and building facades	Approved by BCC	August 2024
AR-23-400153 (UC-22-0498)	First application for review for a recreational facility and live entertainment	Approved by BCC	December 2023
UC-23-0655	Recreational facility and live entertainment	Approved by BCC	November 2023
DR-23-0213	Modifications to the Resorts World sign package	Approved by BCC	June 2023
WS-23-0050	Resorts World convention center	Approved by BCC	June 2023
UC-22-0498	Recreational facility (fairgrounds) for “Enchant”	Approved by BCC	October 2022
ADR-21-900288	Modifications to Resorts World signage	Approved by ZA	June 2021
DR-21-0164	Modifications to Resorts World signage	Approved by BCC	June 2021
DR-21-0143	Modifications to Resorts World	Approved by BCC	May 2021
UC-20-0546	Monorail	Approved by BCC	October 2021
DR-20-0526	Amended comprehensive sign plan	Approved by BCC	January 2021
ADR-20-900333	Resorts World security dog facility addition	Approved by ZA	August 2020
DR-20-0261	Resorts World people mover system from the Las Vegas Convention Center to Resorts World Resort Hotel	Approved by BCC	August 2020
SC-20-0191	Street name change to Genting Boulevard	Approved by PC	June 2020
SC-20-0192	Street name change to Resorts World Drive	Approved by PC	June 2020
SC-20-0193	Street name change to Goh Tong Way	Approved by PC	June 2020
UC-20-0174	Fabric membrane structure (convention exposition hall) and temporary wall sign (static) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	May 2020
ADR-19-900875	Modified a previously approved resort hotel (Resorts World)	Approved by ZA	January 2020
AR-18-400272 (WS-0029-17)	Third application for review to temporarily waive full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	February 2019

### Prior Land Use Requests

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-18-0541	Modified an approved High Impact Project, recreational facility (indoor water park), and deviations as shown per plans on file, deviations for reduced setbacks, reduced the height setback ratio adjacent to an arterial street (Las Vegas Boulevard South), allowed primary access to a shopping center (with commercial, retail, and restaurant uses) from the exterior of the resort, and all other deviations as shown per plans on file, reduced setbacks, and waived non-standard improvements within the future right-of-way (Las Vegas Boulevard South), and design reviews for modifications to an approved High Impact Project, a resort hotel (Resorts World) and all associated and accessory uses and all other accessory and incidental buildings and structures	Approved by BCC	September 2018
TM-18-500091	1 lot commercial subdivision	Approved by PC	July 2018
AR-18-400076 (WS-0029-17)	Second application for review to temporarily waive full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	June 2018
WS-0029-17 (AR-0130-17)	First application for review to temporarily waive full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	October 2017
VS-0708-17	Vacated and abandoned a portion of right-of-way being Resorts World Drive	Approved by BCC	October 2017
UC-0650-17	Modifications to an approved resort hotel (Resorts World)	Approved by BCC	October 2017
WS-0029-17	Temporarily waived full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	March 2017
UC-0642-16	Resort hotel with deviations for signs in conjunction with a resort hotel	Withdrawn by BCC	November 2016
UC-0754-15	Modified an approved resort hotel (Resorts World) for Phase I of development	Approved by BCC	January 2016

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-0212-13 (ET-0028-15)	First extension of time to vacate a portion of Echelon Resort Drive at the northwest corner of Echelon Resort Drive and Las Vegas Boulevard South	Approved by BCC	June 2015
ZC-0218-14	Expanded the Gaming Enterprise District along the western boundary of the site and modified an approved High Impact Project (Resorts World)	Approved by BCC	July 2014
UC-0588-13	Modified an approved High Impact Project for a resort hotel (Resorts World)	Approved by BCC	December 2013
TM-0113-13	Commercial subdivision for the Resorts World site	Approved by PC	August 2013
UC-0217-13	Changed and modified temporary aesthetic improvements in conjunction with a resort hotel (Resorts World) - expired	Approved by BCC	June 2013
VS-0212-13	Vacated and abandoned a portion of Echelon Resort Drive at the northwest corner of Echelon Resort Drive and Las Vegas Boulevard South	Approved by BCC	June 2013
RS-0077-13	Record of Survey for Las Vegas Boulevard South adjacent to the site	Reviewed by Staff	May 2013

There have been several other land use applications on this site; however, these are the applications that are the most directly related to the Resorts World Resort Hotel.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Entertainment Mixed-Use	CR	Circus Circus Resort Hotel & McDonalds
South	Entertainment Mixed-Use	CR	Undeveloped
East	Entertainment Mixed-Use	CR & P-F	Shopping centers & LVCVA convention facility
West	Public Facilities & Commercial General	P-F, CG, & IL	Clark County Fire Station, commercial, & industrial

**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**

Staff believes that this recreational facility and events/fairground lot with live entertainment is still consistent with other uses along the Resort Corridor and within Resort World. Staff is not aware of parking issues or any impacts to the surrounding areas by the approved uses.

The purpose of this review is to determine whether the recreational facility has transformed to a more permanent use of the property, which may necessitate an amendment to the existing Resorts World Development Agreement. According to the applicant, the uses are going to be temporary and are requested to be reviewed on a yearly basis. Although the applicant indicates they would like to have the recreational facility for 3 more years, staff recommends the recreational facility be reviewed annually. Therefore, staff can support the request with another review to coincide with the expiration of the application for the convention center (WS-23-0050) and the review deadline for the other recreational facility (UC-22-0498). This will allow staff to monitor the progress and determine if an amendment to the Resorts World Development Agreement is needed.

### **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**

- Until June 21, 2025 to review to determine if the use of the property pursuant to this application warrants an amendment to the Resorts World Development Agreement.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an application for review; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

#### **Public Works - Development Review**

- No comment.

#### **Fire Prevention Bureau**

- No comment.

#### **Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:** Winchester - approval.

**APPROVALS:**

**PROTEST:**

**APPLICANT:** GARY D. LAKE

**CONTACT:** GARY LAKE, DEVELOPERS CONSULTANTS, 3000 LAS VEGAS BOULEVARD SOUTH, LAS VEGAS, NV 89109