

11/06/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-24-400106 (UC-22-0498)-RESORTS WORLD LAS VEGAS, LLC:

USE PERMITS SECOND 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)

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: 6,222/7,154

History & Site Plan

UC-22-0498 was previously approved for recreation/event and fairground uses with live entertainment for a portion of the Resorts World property. The site is a 10 acre undeveloped area located north of Genting Boulevard, east of Goh Tong Way, and south and west of the existing Resorts World development. More specifically, this area is primarily APN 162-09-413-003 and a small portion of APN 162-09-312-002. There is an existing screen fence around the project area. The applicant previously submitted a site plan for a holiday event to serve as an example of the type of improvements that could occur on the site. In this example, the plan shows an 85,000 square foot light experience, ice skating rink, food trucks, fire pits for s'mores, numerous tents

and booths for various uses and activities, restrooms, employee changing areas, storage buildings, and more.

Per the Notice of Final Action for AR-23-400153 (UC-22-0498), which was the first application for review, the applicant was conditioned to submit an application for review after 1 year of approval (2 years after approval of the original application) to determine if the approved use warrants an amendment to the Resorts World Development Agreement.

Landscaping

A detached sidewalk with landscape areas on each side of the sidewalk exists along Genting Boulevard and Goh Tong Way. Existing landscaping will not be impacted, and new landscaping is not required.

Elevations & Floor Plans

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

Previous Conditions of Approval

Listed below are the approved conditions for AR-23-400153 (UC-22-0498):

Comprehensive Planning

- Until October 19, 2024 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.

Listed below are the approved conditions for UC-22-0498:

Current 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 paving may be required in accordance with the Department of Environment and Sustainability rules and regulations; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; 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 and application for review; and 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.

Fire Prevention Bureau

- Contact khoyt@clarkcountynv.gov to request a meeting;
- 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.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions; and to show fire hydrant locations on-site and within 300 feet.

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 there have been several events approved for this site with no noticeable impacts on the surrounding properties. The area where the events are held has been paved, allowing for easier set-up of temporary tents. The number of events will depend on the number of bookings. It is anticipated that no more than 1 event per month for 1 year. This request is for a 1 year period. Every event has applied to the Fire Department for an operational permit and has complied with the Emergency Action Plan (EAP), showing the vehicle and pedestrian circulation plans, seating areas, generator locations (if required) and stage locations (if required). Emergency access is also identified on the EAP. According to the applicant, the recreational facility will only be needed until the property owner is able to finish the construction of the on-site convention center. It is estimated that the west convention center will be fully constructed in 2 to 3 years.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-23-400153 (UC-22-0498)	First application for review to a recreational facility (fairgrounds) for “Enchant”	Approved by BCC	December 2023
UC-23-0655	Second recreational facility/fairgrounds with live entertainment on APN 162-09-312-003 only - still a part of Resorts World	Approved by BCC	November 2023
DR-23-0213	Modifications to the Resorts World sign package	Approved by BCC	June 2023

Prior Land Use Requests

Application Number	Request	Action	Date
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 (Resort World)	Approved by BCC	May 2020
DR-20-0015	Comprehensive sign plan (Resorts World), increased overall wall sign area, increased overall freestanding sign area, increased the height of a freestanding sign, and increased the overall animated sign area	Approved by BCC	March 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 (Resort World)	Approved by BCC	February 2019

Prior Land Use Requests

Application Number	Request	Action	Date
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 the development	Approved by BCC	January 2016

Prior Land Use Requests

Application Number	Request	Action	Date
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	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

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	CR	Circus Circus Resort Hotel & McDonalds
South	Entertainment Mixed-Use	CR	Undeveloped
East	Entertainment Mixed-Use	CR	Shopping centers & LVCVA convention facility
West	Public Facilities & Commercial General	IL, CG, & PF	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

A review was required for AR-23-400153 (UC-22-0498). The applicant has demonstrated compliance with conditions and is not impacting the surrounding neighborhood, community, or streets.

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 Resorts 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. The applicant states this use will be needed until the construction of the west convention center is completed, which will be within 2 or 3 years. Therefore, staff can support the request with another review to coincide with the expiration of the application for the convention center (WS-23-0050). 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: RESORTS WORLD LAS VEGAS, LLC

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