

01/21/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0826-RESORTS WORLD LAS VEGAS, LLC:

USE PERMITS for the following: **1)** recreational and entertainment facilities; and **2)** live entertainment in conjunction with an existing resort hotel (Resorts World) on a portion of 86.85 acres in a CR (Commercial Resort) Zone.

Generally located west of Las Vegas Boulevard South and north of Genting Boulevard within Winchester. TS/hw/cv (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

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3000 Las Vegas Boulevard South
- Site Acreage: 86.85 ptn
- Project Type: Recreational and entertainment facility (fairground and outdoor event spaces) with live entertainment
- Building Height (feet): 39 (Proposed Tent 1)/26 (Proposed Tent 2)
- Square Feet: 6.17 acres (Total of Event Space Area)/48,840 (Proposed Tent 1)/24,272 (Proposed Tent 2)
- Parking Required/Provided: 5,770/7,184

History & Request

The subject site has been the location of several temporary events and has previously been approved for fairground and live entertainment uses in the past. In particular, UC-22-0498 was approved by the Board of County Commissioners in October 2022 to allow an outdoor recreational facility (fairground) and live entertainment within an undeveloped area located in the southern portion of the site. Later, UC-23-0655 was approved in November 2023 to allow another outdoor recreational facility (fairground) and live entertainment in another undeveloped site located in the northeast corner of the site. UC-22-0498 was successfully reviewed three times via AR-23-400153 in December 2023 and again in November 2024 with AR-24-400106 and the third being AR-24-400106 by June 21, 2025. UC-23-0655 was successfully reviewed once with AR-24-400113 in December 2024 with another review as required by June 21, 2025. The required reviews for both applications (UC-22-0498 and UC-23-0655) were never

completed and both applications have since expired. As a result, the applicant is now returning with the current application to allow outdoor recreational and entertainment facilities and live entertainment for various temporary events on the 2 undeveloped areas in the south and north of the site that were previously approved for such uses. Additionally, the proposed application would allow the same type of outdoor recreational and entertainment facilities and live entertainment on an undeveloped portion of the site in the west that is currently entitled through DR-23-0050 for a future convention center expansion.

Site Plans

The plans provided depict an existing resort hotel (Resorts World) located at the northwest corner of Genting Boulevard and Las Vegas Boulevard South. On the site, the plans indicate 3 currently undeveloped areas of the site that will be used for outdoors events. The northern event lot is shown in the northeast corner of the site set back 190 feet from the northernmost property line and 65 feet from Las Vegas Boulevard South. To the south of the existing hotel podium and tower will be the southern events lot. This area will be located along Genting Boulevard and set back 31 feet from the street and will encompass most of the area between the hotel building and Genting Boulevard. To the west of the existing northern parking garage and theater building will be the western event lot. This area will run along Sammy Davis Jr. Drive and will be set back a minimum of 109 feet from the street. The applicant indicates each events area will be able to accommodate a minimum of 2 acres of event space. These proposed event spaces will be accessed through the existing driveways along Las Vegas Boulevard South, Genting Boulevard, and Sammy Davis Jr. Drive. Existing on-site parking will be used to accommodate the parking needs of the event areas with the site requiring 5,770 parking spaces with 7,184 spaces being provided. Internal pedestrian access between the resort hotel and the events areas will be provided.

Landscaping

Photos provided indicate all existing landscaping will be maintained with no additional landscaping being required.

Elevations & Floor Plans

No elevations or floor plans are required, since the nature of the proposal is for various outdoor temporary events that will change depending on the type of event, but the applicant has provided a sample of temporary tent structures that are able to be placed on each event lot. These plans show the temporary tent structures come in 2 sizes. The larger tent structure is 165 feet by 296 feet for a total of 48,840 square feet and can reach 39 feet in height. The smaller tent structure is 82 feet by 296 feet for a total of 24,272 square feet and can reach 26 feet in height. The tent structures can either be attached or detached and will be constructed out of metal framing and plastic tent membrane material. Several doors will be provided on all sides of the structures and fire access will be provided surrounding the structures.

Applicant's Justification

This application will consolidate previous land use applications into one entitlement that will be easier to manage. The event lots are used in conjunction and as an extension of the on-site convention center and citywide special events like NFR and F-1. The Resort World garages and surface parking will be utilized on all event days. All previous events have applied to the Fire

Department for an operational permit and have complied with approved Emergency Action Plans (EAP).

Prior Land Use Requests

Application Number	Request	Action	Date
PA-24-700028	Amended the Southwest - Las Vegas Valley Transportation Map to reduce the width of Las Vegas Boulevard South from 200+ feet to 150+ feet between Sahara Avenue and Flamingo Road	Approved by BCC	January 2025
ADR-24-900802	Modified the landscape plan associated with DR-24-0302	Approved by ZA	December 2024
AR-24-400113 (UC-23-0655)	First application for review for a second recreational facility/fairgrounds with live entertainment on parcel 162-09-312-003 only - expired	Approved by BCC	December 2024
AR-24-400106 (UC-22-0498)	Second application for review for a recreational facility; fairgrounds; and live entertainment in conjunction with Resorts World Resort Hotel - expired	Approved by BCC	November 2024
DR-24-0302	Modifications to the on-site landscaping, hardscaping, and building facades	Approved by BCC	August 2024
ADR-23-900538	Pedestrian bridge spanning from the east side of Las Vegas Boulevard South (Walgreens site) to Resorts World	Approved by ZA	November 2023
AR-23-400153 (UC-22-0498)	First application for review for a recreational facility; fairgrounds; and live entertainment in conjunction with Resorts World Resort Hotel - expired	Approved by BCC	December 2023
UC-23-0655	A second recreational facility/fairgrounds with live entertainment on parcel 162-09-312-003 only - expired	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” - expired	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

Prior Land Use Requests

Application Number	Request	Action	Date
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-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
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

Prior Land Use Requests

Application Number	Request	Action	Date
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 (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Circus Circus resort hotel & restaurant
South	Entertainment Mixed-Use	CR	Parking lot
East	Entertainment Mixed-Use	CR	Retail complexes, restaurant, parking lot, & undeveloped
West	Entertainment Mixed-Use & Public Use	IL, CG, & PF (ABO)	Office/warehouse, retail complex, cannabis establishment, adult cabaret, & fire station

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

Use Permits

A special use permit is considered on a case-by-case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Staff finds the proposed outdoor recreational and entertainment facilities for temporary and seasonal events with live entertainment are consistent with other uses and other existing temporary and seasonal events hosted throughout the Resort Corridor. Additionally, these outdoor recreational and entertainment facilities along with live entertainment have previously been approved on the site individually with no reported issues or disturbances. All the proposed event areas are located outside of required setbacks, allowing any on-site structures to be sufficiently set off the surrounding streets. The proposed event areas will be appropriately accessed from the surrounding streets with sufficient internal pedestrian access provided. The existing parking provided on-site should also be sufficient to handle the influx of traffic to the site. Staff also finds the proposed uses will support Master Plan Policies 1.4.4 and 5.1.3, which supports the continued development of the tourism sector of the economy particularly on inactivated land where appropriate. As a result, staff can support this request, as the proposed

outdoor event areas should have no negative impact on the surrounding area and will support the continued tourism centric uses of the Resort Corridor. However, while the request if for temporary events, staff finds a review is necessary to determine whether the impact of the events warrant additional mitigation measures.

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

- 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 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

- No comment.

Fire Prevention Bureau

- No comment.

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.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ANTHONY LEONE

CONTACT: ANTHONY LEONE, RESORTS WORLD, 3000 S. LAS VEGAS BOULEVARD, LAS VEGAS, NV 89109