

05/06/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0224-S RMF TOWN SQUARE OWNER, LLC:

USE PERMIT for a recreational facility in conjunction with an existing shopping center on a portion of 94.4 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-65 & AE-70) Overlay.

Generally located on the west side of Las Vegas Boulevard South and the south side of Sunset Road within Enterprise. MN/sd/kh (For possible action)

RELATED INFORMATION:

APN:

177-05-510-002 ptn

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 6575 S. Las Vegas Boulevard, Suite 173, Building Q
- Site Acreage: 94.4 (portion)
- Project Type: Proposed recreational facility not in conjunction with a resort hotel
- Square Feet: 7,739 (proposed lease space)
- Parking Required/Provided: 5,519/5,543 (overall shopping center)

Site Plan

The applicant is requesting to establish a recreational facility within the Town Square shopping center. The lease area is located within the center portion of the shopping center in Building Q, Suite 173. Access to the shopping center is from Las Vegas Boulevard South and Sunset Road via multiple driveways. The use permit is required since the proposed recreational facility is in a CR zone and is not in conjunction with a hotel, motel, or resort hotel.

Landscaping

No changes to the existing landscaping are proposed or required with this application.

Elevations

The façade consists of glazed window paneling and enhanced architectural features which will be related to the theme of the proposed recreational facility. There will be no exterior or structural changes to the existing building.

Floor Plans

The floor plans depict a 7,739 square foot lease area. The plans submitted depict an interior with science exhibits related to a dinosaur attraction that provide for interactive learning.

Applicant's Justification

The applicant states this recreational facility will house the Dinosaur Outpost attraction with an interactive experience that will be related to dinosaur attractions. No exterior changes are proposed to the exterior and minor internal changes to accommodate the exhibits and a small retail and dining area. All activity will be interior to the site. The applicant believes this will add to the family friendly nature of Town Square.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0670	Use permit for recreational facility (indoor golf)	Approved by PC	November 2023
UC-23-0159	Recreational facility (putting course)	Approved by BCC	June 2023
UC-23-0126	Use permit & design review for a monorail station (Vegas Loop)	Approved by BCC	May 2023
ET-22-400107 (WS-19-0682)	First extension of time for a hotel	Approved by BCC	November 2022
WS-19-0682	Waived development standards for a hotel encroaching into air space	Approved by BCC	October 2019
WS-18-0918	Amended a comprehensive sign package	Approved by BCC	March 2019
UC-18-0804	Recreational facility (escape room)	Approved by PC	December 2018
UC-17-1045	Banquet facility and major training facility	Approved by PC	January 2018
WS-0790-17	Modifications to an approved comprehensive sign package	Approved by BCC	November 2017
WS-0865-15	Gasoline station (alternative fuel/electric car charging station)	Approved by BCC	May 2016
DR-0781-15	Retail pad site building	Approved by BCC	March 2016
UC-0287-13	Recreational facility with dining and on-premises consumption of alcohol, restaurant, and retail sales with minor training facilities, major training facilities, and colleges/universities	Approved by PC	July 2013
UC-0123-12	Specific uses within an H-1 zoned regional shopping center and allowed an increased number of temporary commercial uses	Approved by PC	May 2012

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0391-05	Regional shopping center, live entertainment, nightclubs, theaters, and associated uses	Approved by BCC	May 2005

*There have been numerous other land use applications for this development related to additional specific uses.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL & CR (AE-65 & AE-70)	Manufacturing, vehicle repair, industrial complex, & undeveloped
South	Entertainment Mixed Use	CG (AE-65 & AE-70)	Vacant commercial development, liquor store, & retail buildings
East	Entertainment Mixed Use	CR & PF (AE-70)	Recreational facility (golf course) and undeveloped
West	Business Employment	IL (AE-60 & AE-65)	I-15 & industrial complexes

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 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 has no concerns with the request for the proposed recreational facility given that the existing shopping center (Town Square) is already host to many other recreational facilities of varying kinds. This use is consistent with other uses along the resort corridor and there are policies established in the Master Plan that encourage sites to be compatible with adjacent land uses and off-site circulation patterns. Additionally, the project site has ample parking to accommodate visitors; therefore, staff can support this request.

Department of Aviation

The property lies within the AE - 65 (65 - 70 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International Airport facilities to meet future air traffic demand.

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**

- 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; 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.

Department of Aviation

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: ILLUSION PROJECTS - DINOSAUR OUTPOST

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