

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-25-400029 (UC-24-0407)-KIMBO SLICE ENTERPRISES, LLC:

USE PERMITS FIRST APPLICATION FOR REVIEW for the following: **1)** recreational facility; and **2)** live entertainment.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** reduce parking; **3)** eliminate parking lot landscaping; **4)** modify residential adjacency standards; **5)** waive full off-site improvements; and **6)** allow unpaved legal access.

DESIGN REVIEW for a recreational facility in conjunction with an existing agricultural property on 101.93 acres in an RS80 (Residential Single-Family 80) Zone and an RS40 (Residential Single-Family 40) Zone.

Generally located on the north side of Whipple Avenue and the east and west sides of Pioneer Road within Moapa Valley. MK/nai (For possible action)

RELATED INFORMATION:

APN:

041-21-701-001; 041-21-701-002; 041-21-801-001 through 041-21-801-003; 041-22-401-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping along Pioneer Road where a 6 foot wide landscape strip is required per Section 30.04.01D.
2. Reduce the number of required parking stalls to 330 spaces where 4,440 spaces are required per Section 30.04.04D (a 92% reduction).
3. Eliminate parking lot landscaping where parking lot landscaping is required per Table 30.04-1.
4. Eliminate the setback for trash enclosures where a minimum of 50 feet is required per Section 30.04.06.
5. Waive full off-site improvements (curb, gutter, sidewalk, streetlights and paving) on Pioneer Road where required per Section 30.04.08.
6. Allow unpaved legal access.

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY)- RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 3715 N. Pioneer Road
- Site Acreage: 101.93

- Project Type: Recreational facility with live entertainment
- Square Feet: 15,291 (stables)/462 to 6,499 (other barns)
- Parking Required/Provided: 4,440/330

Site Plan

The approved plans depict access to the site is from Pioneer Road, which intersects with the Whipple Road alignment on the southern portion of the site and follows the alignment of the existing railroad from north to south through this property. The road is located on the west side of the railroad tracks with multiple access points to the interior of this property. The Muddy River is located on the east side of this property.

The 101.93 acre agricultural property has a variety of agricultural buildings and structures, including barns, sheds, fields, stables, pens, shade structures, lighting, agricultural fences, and a lake. A use permit was requested to allow the proposed recreational activities during the month of October, including a corn maze, pedal carts, haunted maze, pumpkin patch, bounce house, hayrides, themed paint ball, farm product stands, haunted barn/house, pig races, and farm animal petting zoo. The plans depict 6 parking areas with a range of 34 parking spaces and 84 parking spaces each for a total of 330 parking spaces located at the south entrance on the west side of Pioneer Road. Each bank of parking has a 24 foot wide drive aisle on either side, with a turnaround area on both ends of the parking spaces. A pedestrian pathway connects the parking area on the east side of Pioneer Road to the corn mazes and pumpkin patches area located on the west side of Pioneer Road. Existing agriculture fencing is located throughout the property with emergency corn maze exits provided. A lake area is located north of the proposed parking lot area, with an access road on the north and west sides of the lake. Accessible parking is at the south side of the property. An emergency medical area, existing portable structure, and existing building are located on the south side of the accessible parking spaces next to the south property line. Trash enclosures are located adjacent to the south property line and south of the emergency medical area. A pedal cart track is shown north of the stables and south of an access drive. A large open space area exists for outside farm games like cornhole, horseshoes, and similar activities. Several areas are fenced for pasture and animal containment on the property. An outdoor paintball activity space is northwest of the lake and north of the outdoor farm game space. It is accessed from several dirt roads from the south, east, and west. A hay barn is located on the north side of the paintball area with a variety of agricultural implements, trailers, and related storage. Portable toilet facilities are located throughout the property with access to the event locations, corn maze, and pumpkin patch.

Landscaping

The approved plans depict that no new landscaping was proposed with the recreation facility. There are numerous trees and shrubs surrounding the lake, with a dense area of natural vegetation along the east property line east of Pioneer Road near the Muddy River. Numerous other trees and shrubs are located throughout the rest of the property in a variety of locations on the perimeter of identified spaces for requested activities.

Floor Plans

The approved plans depict barns and sheds that have open floor plans with agricultural storage as the primary use. The haunted barn will have temporary dividers to facilitate the interior pathways

for pedestrian access. The stables include numerous stalls and main corridor access for horses and other animals.

Previous Conditions of Approval

Listed below are the approved conditions for UC-24-0407:

Comprehensive Planning

- 6 months to commence and review or the application will expire unless extended with approval of an extension of time, and/or an application for review;
- Hours of operation limited to 5:00 p.m. to 10:00 p.m. Monday through Thursday, 4:00 p.m. to 11:00 p.m. on Fridays, 12:00 p.m. to 11:00 p.m. on Saturdays, and 12:00 p.m. to 10:00 p.m. on Sundays; exception to hours of operation limited to weekend before Halloween with hours of operation allowed to be extended to 12:00 a.m.
- Applicant is advised that 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

- 4 year review of off-sites improvements;
- Provide legal access;
- Coordinate with the Division of Air Quality for dust control;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements. 90 days to record said separate document for the Logandale Trails Access Road improvement project.

Fire Prevention Bureau

- 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;
- All proposed single-family residential submittals will comply with Code requirements for residential streets;
- 503.2.1.1 parallel parking permitted on both sides; where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving 1 and 2 family dwellings.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that APN 041-21-801-001 has an active septic system on the property; and to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD

may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD has no public sanitary sewer facilities in that area and none are planned within the next 5 years.

Applicant's Justification

The applicant states that they were able to commence the special events in October of 2024. As a result, they are requesting no further reviews. The applicant states that because the events are more of a family venue, the applicant provides the utmost safety and trains all their staff accordingly. The applicant also states that the events bring over 20,000 visitors and provides seasonal employment for 130 residents.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-24-0407	Use permits, waivers of development standards, and design review for a recreational facility	Approved by BCC	September 2024
NZC-0287-10	Reclassified from R-U to R-A and R-1 zoning, commercial boarding stable on 8.4 acres, PUD for 240 unit single-family development and increased site disturbance in hillside area - expired	Approved by BCC	September 2010
TM-0053-10	240 unit single family development - expired	Approved by BCC	September 2010
VS-0288-10	Vacated rights-of-way - expired	Approved by BCC	September 2010
VS-1494-06	Vacated rights-of-way - expired	Approved by BCC	January 2007
NZC-0209-06	Reclassified R-U to R-A to R-E and R-1 zoning, package wastewater treatment plant, hillside development, and commercial boarding stable, and 240 residential development - expired	Approved by BCC	April 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS80	Undeveloped
South	Open Lands & Agriculture	RS80	Agriculture & undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS80	Single-family residential & undeveloped
West	Open Lands	RS80	Undeveloped

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 is not aware of any complaints from the public about this facility. Also, staff did not find any active Code enforcement cases. Therefore, staff recommends approval of the request.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this application for review.

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

- Remove the time limit.

Public Works - Development Review

- Compliance with previous conditions.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Moapa Valley - approval (extension of time for 1 year limited to corn maze; increase parking to 700 spaces; and additional access and egress for emergency access, and traffic study).

APPROVALS:

PROTEST:

APPLICANT: BILLY PULSIPHER

CONTACT: DAVID BROWN, DAVID BROWN ESQ., 520 S. FOURTH STREET, 2ND FLOOR, LAS VEGAS, NV 89101