

RECREATIONAL FACILITY
(CONCERTS/EVENTS)
(TITLE 30)

LAS VEGAS BLVD S/SAHARA AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-22-0190-FESTIVAL GROUND OWNER, LLC:

USE PERMITS for the following: **1)** recreational facility (concerts/events); **2)** live entertainment; **3)** fairground; and **4)** on-premises consumption of alcohol with accessory uses including food, beverage, and retail sales.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce separation from live entertainment to a residential use; **2)** reduce parking; **3)** reduce setback from the future right-of-way (Las Vegas Boulevard South); **4)** allow alternative street landscaping and screening; **5)** allow landscaping and structures within the future right-of-way (Las Vegas Boulevard South); and **6)** allow non-standard improvements (landscaping and fences) within the right-of-way (Las Vegas Boulevard South).

DESIGN REVIEW for a recreational facility (concert/event/fairground/live entertainment facility) and all accessory buildings and structures on a portion of 77.4 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the south side of Sahara Avenue, west side of Las Vegas Boulevard South, north side of Circus Circus Drive, and the east side of Sammy Davis Jr. Drive within Winchester. TS/jt/ja (For possible action)

RELATED INFORMATION:

APN:

162-09-511-001; 162-09-511-004 through 162-09-511-005 ptn; 162-09-618-001 through 162-09-618-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the separation from live entertainment to a residential use north of Sahara Avenue (City of Las Vegas) to 130 feet where 500 feet is required per Table 30.44-1 (a 74% reduction).
2.
 - a. Reduce on-site parking to zero spaces where 4,077 spaces are required per Table 30.60-1 (a 100% reduction).
 - b. Allow off-site parking where all parking is required to be on-site per Section 30.60.020.
3. Reduce the setback for a perimeter fence from the future right-of-way along Las Vegas Boulevard South to zero feet where 10 feet is required per Section 30.56.040 (a 100% reduction).

4. a. Permit alternative landscaping and screening adjacent to Las Vegas Boulevard South where landscaping and screening are required per Figure 30.64-17.
b. Permit alternative landscaping and screening adjacent to Sahara Avenue where landscaping and screening are required per Figure 30.64-17.
5. Allow landscaping and structures (fences) within the future right-of-way for Las Vegas Boulevard South where not allowed per Chapter 30.52.
6. Allow non-standard improvements (landscaping and fences) within the right-of-way (Las Vegas Boulevard South) where not allowed per Chapter 30.52.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 311 W. Sahara Avenue, 810 Circus Circus Drive, and 1000 Circus Circus Drive
- Site Acreage: 77.4 (portion)
- Project Type: Recreational facility (concerts/events/fairground/festival lot) with live entertainment and on-premises consumption of alcohol
- Number of Stories: 1
- Building Height (feet): 20 (4 buildings total) (1 administrative and 3 restrooms)
- Square Feet: 2,700 (administrative building) 6,145 to 8,440 (restrooms)
- Parking Required/Provided: 4,077/0

Overview

This application is for the same recreational facility (concerts/events/fairground/festival lot) with live entertainment and on-premises consumption of alcohol, which was previously approved for this site but is now expired.

Site Plan

This is a request to allow a recreational facility (concert/events/festivals), live entertainment, fairground, and on-premises consumption of alcohol with accessory uses, including food, beverages, and retail uses on the subject site, which is located on the southwest corner of Sahara Avenue and Las Vegas Boulevard South. The site will be used for a variety of outdoor recreational events such as concerts, festivals, special events, live music, fairground use, food festivals, and sporting events. The multi-use event/festival lot may have typical event attendance ranging from up to 25,000 attendees to events with up to 85,000 attendees and up to 10,000 support staff.

The event site is a large open area, which will include a unique set-up to accommodate each individual event. Permanent structures include an administrative building and 3 restroom buildings. The administrative building is located on the south side of Sahara Avenue, and the 3 restroom buildings are distributed around the site. Two restroom buildings are located on the north side of the event parcel, and the other restroom building is located on the southeast portion of the event site.

The north, east, and west property lines for the event site are enclosed with an 8 foot high fence made of 6 inch steel tubes. There are pedestrian access gates along Las Vegas Boulevard South, along Sahara Avenue, and on the northwest side, south of Southbridge Lane. All the pedestrian access gates along Las Vegas Boulevard South are set back 50 feet from the 20 foot wide pedestrian access easement/sidewalk to provide adequate area for queuing. The access gate to the north, adjacent to the bus stop and turnout area along Las Vegas Boulevard South, are located slightly south of the bus stop turnout area to provide adequate area for pedestrian circulation/movement, boarding of buses and to reduce conflicts with access to the event gate/queuing area.

A bus turnout to accommodate two, 60 foot long buses, and 2 bus shelters are depicted on the northeast corner of the event site along Las Vegas Boulevard South. A bus turnout to accommodate 1 bus and shelter is shown on the north side of the event site along Sahara Avenue. Two easement areas (north/south and east/west) for future pedestrian grade separation structures (bridges) are shown on the northeast corner of Las Vegas Boulevard South and Sahara Avenue. Primary waste/trash removal will be facilitated by using underground trash collection stations located around the site.

Landscaping

Landscaping includes a 10 foot wide landscape area and a detached 20 foot wide pedestrian access easement/sidewalk along the Las Vegas Boulevard South frontage. A 10 foot wide landscape area with an attached 10 foot wide sidewalk is located along the Sahara Avenue frontage. A small area adjacent to the administration building shows a 25 foot wide landscape area adjacent to the 10 foot wide sidewalk along Sahara Avenue. Additionally, 10 foot wide landscape areas are provided along Southbridge Lane and Circus Circus Drive with 5 foot wide sidewalks.

Elevations

Three property lines (north, east, and west) of the event site will be enclosed by an 8 foot high perimeter fence constructed of 6 inch steel tubes. The fence and decorative gates are painted white with 6 inch decorative metal columns on each side of the gate. There is an existing 8 foot high CMU and wrought iron fence along the south property line. All buildings have a similar height of 20 feet and are constructed of concrete masonry units in several colors and decorative metal panels. Shielded pole mounted lighting is approximately 30 feet high along the perimeter of the event site and on the pick-up/drop-off areas, as well as along the interior pedestrian route connecting the event site and the taxi/shuttle area. A variety of temporary structures will be used for the different events consisting of, but not limited to tents, stages, booths, bleachers, amusement and carnival rides, seating structures, and vending machines.

Floor Plan

The 3 restroom buildings are 6,145 square feet, 7,589 square feet, and 8,440 square feet respectively. The administration building is 2,700 square feet with 2 roll-up doors. The remainder of the facility will use temporary structures for stages, set-up, seating structures, vending, and amusement rides, which will allow a variety of events.

Signage

No changes are proposed for the existing on-premises signage, and temporary sign packages for each event will be reviewed in conjunction with temporary commercial event applications.

Applicant's Justification

According to the applicant, the property was sold to a non-related entity in 2019. The previous land use entitlements required an additional review in 2020; however, the most recent review was overlooked. As a result, the land use application expired. The operator has complied with all the previous conditions of approval, and the applicant would like to continue using the site for a recreational facility with related uses.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-18-400170 (UC-0228-14)	Modified the hours for live entertainment to allow music to begin at 11:00 a.m. - expired	Approved by BCC	September 2018
UC-0228-14 (AR-0092-17)	Reviewed the analysis for pedestrian bridges related to the recreational facility and fairground - expired	Approved by BCC	September 2017
UC-0228-14 (AR-0038-15)	Reviewed the recreational facility and fairground - expired	Approved by BCC	August 2015
UC-0228-14	Recreational facility (concerts/events) - expired	Approved by BCC	July 2014

Many other land use applications were approved for the site; however, these applications are the most relevant.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	C-1 & C-2	Multiple family residential (Allure), retail, commercial developments, & vacant resort hotel
South	Entertainment Mixed-Use	H-1	Hotel, multiple family residential (Sky Las Vegas), motel, & Circus Circus Resort Hotel
East	Entertainment Mixed-Use	H-1	Sahara Resort Hotel
West	Public Use & Business Employment	M-1	Electric substation, recreational facility, & industrial uses

Clark County Public Response Office

There are no active Public Response Office violations. However, the Clark County Public Response Office received several complaints about noise related to an event on the site in November 2019 (CE19-17712).

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Use Permits

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Use Permits, Waivers of Development Standards #1 through #4, & Design Review

A variety of different events have been conducted at this site since the original application was approved. In addition, the previous applicant and the current applicant have analyzed the operations of each event and made the necessary adjustments to ensure that future events minimize the impacts on abutting properties and the surrounding circulation. As a result, the event site continues to comply with Policy 5.1.3, which encourages Clark County to emphasize tourism and shows as one of the region's economic pillars. Lastly, the conditions of approval reflect a combination of the most relevant conditions from previous applications as well as modifications based on feedback from recent events.

Public Works - Development Review

Waivers of Development Standards #5 & #6

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any (fences and landscaping) placed in the right-of-way. Staff can support these waivers but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

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:

Current Planning

- 2 years to commence and review as a public hearing;
- 2 years to review analysis for pedestrian bridges (pedestrian grade separation systems) as depicted in the easement areas on the plan;
- No soundchecks before 8:00 a.m.;
- Live entertainment limited from 11:00 a.m. to 1:30 a.m. for music to stop;
- Stages to be set back 350 feet from the property line of the residential development (Allure) on the north side of Sarah Avenue;
- Main stage to be oriented to the west and southwest of the site;
- Submit a Temporary Commercial Event (TC) application for all events;
- A maximum of 12 events per year;
- On-site sales of tickets only at Gate #1 (main entry chute);
- Provide bicycle racks or other alternatives for patrons close to entry Gate #1;
- No vehicular access onto Las Vegas Boulevard South except for emergency vehicles and emergencies only;
- All lights shall be shielded;
- Provide “No Event Parking” signs on adjacent residential streets during events;
- Access to be maintained for all adjacent properties;
- Provide signage to direct pedestrians to, from, and around the site;
- Provide security for each event to ensure that street performers, vendors, advertisers, and related crowds do not impede pedestrian movement on private property subject to pedestrian access easement and public sidewalks designated as “No Obstructive Use Zones” or on private walkways.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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.

Public Works - Development Review

- Traffic study and compliance;
- Traffic study to include pedestrian analysis and flows;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- If required, applicant to submit an Event Traffic Management Plan to Public Works;
- If required, applicant to obtain Special Event permits from the Las Vegas Metropolitan Police Department;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Las Vegas Boulevard South/Sahara Avenue pedestrian bridge improvement project;

- Coordinate with the City of Las Vegas for the Las Vegas Boulevard South/Sahara Avenue pedestrian bridge improvement project;
- Staging shall be prohibited within the right-of-way;
- No advertising within the right-of-way;
- Owner acknowledges that the proposed non-standard improvements (landscaping and fencing) are within a portion of the area planned for a 200 foot wide right-of-way per Title 30 and the Clark County Transportation Element;
- Future applications, whether individually or cumulatively (including this application), that are demonstrated to have a sufficient traffic impact upon Las Vegas Boulevard South may require the owner, or its successors, to dedicate its proportionate share of all or portions of the planned right-of-way for Las Vegas Boulevard South adjacent to its property according to the requirements of the Clark County Transportation Element and Title 30;
- Owners or its successors shall remove any non-standard improvements (fences and landscaping) related to this application or any future applications within the planned right-of-way at its own expense, in the event dedication of the planned right-of-way is required;
- Maintain the required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes.

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.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Winchester - approval.

APPROVALS:

PROTESTS:

APPLICANT: CIRCUS CIRCUS LV, LLC

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