

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-25-0544-WORLD BUDDHISM ASSOCIATION HEADQUARTERS:**

**HOLDOVER USE PERMIT** for a recreational or entertainment facility.

**DESIGN REVIEW** for a proposed recreational or entertainment facility in conjunction with an existing parking lot and monorail station on a portion of 12.2 acres in a CR (Commercial Resort) Zone.

Generally located south of Sahara Avenue and east of Paradise Road within Winchester.  
TS/sd/cv (For possible action)

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RELATED INFORMATION:

**APN:**

162-10-101-006; 162-10-101-010; 162-10-101-011 ptn

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 12.2 (portion)
- Project Type: Recreational or entertainment facility
- Square feet: 800 (proposed modular building)
- Height: 12 (proposed modular building)
- Parking Required/Provided: 293/296
- Sustainability Required/Provided: 7/1

**Site Plan & Request**

The applicant is requesting a recreational or entertainment facility for an outdoor light festival to be held yearly and other events on an existing parcel currently used as a parking lot with an existing monorail station located on the western portion of the site. A use permit is required if a recreational or entertainment facility is not in conjunction with a hotel or motel, resort hotel, or rural resort hotel. The proposed light festival will operate for approximately 3 months. Access to the site is from Paradise Road to the west, Sahara Avenue to the north, and Joe W. Brown Drive to the east. Per the site plan there are different themed areas within the site and will also have areas designated for food trucks and a retail bookstore located within a modular building.

The areas designated for the themed events will be located within the center portion of the site. Food booths and food trucks are located in the southern portion of the parcel. Other amenities

include restrooms, ticket booths, pedestrian plaza, children's play area, and a bookstore. The bookstore will be within a proposed 800 square foot modular building on the northeast corner of the site.

On-site parking will be located along the perimeter of the event area located along the western and eastern property lines for a total of 296 provided parking spaces. Drop-off areas and loading zones are depicted on the southern portion of the site plan. An existing decorative block wall/chain-link fence measuring 6 feet in height is located along the north property line, adjacent to Sahara Avenue. An existing and proposed chain-link fence measuring 6 feet in height is located around the perimeter of the recreational facility for security purposes. The plans depict access from both Paradise Road and Sahara Avenue.

#### Landscaping

There is existing landscaping along the perimeter of the site. Landscaping is neither required nor a part of this request.

#### Elevations

The plans depict a proposed modular building to be used as a bookstore and administrative office during the time of events. The building is 12 feet high with flat roofline with windows and aluminum siding.

Each of the light displays are sculpture-like and have fantasy and nature-themed characters. The displays vary in height and width that range from 6 feet to 23 feet.

#### Floor Plans

The plans depict a floor plan with a book section, meeting room, storage, office, restroom, and reception area. The proposed modular building for a proposed book store has an overall area of 800 feet.

#### Applicant's Justification

The applicant states the duration of the light festival is 3 months which includes set-up and take down. In addition, the applicant will host other commercial temporary events throughout the year. Due to the temporary nature of these events and utilizing the site the applicant is requesting to defer any off-site improvements for a period of 3 years. Due to the fact this is a temporary use with only a modular office building the required sustainability can only achieve 1 point out of 7 points.

**Prior Land Use**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-21-0645	Use permit for inherently dangerous exotic animals (no longer needed), and recreational facility with accessory retail sales, restaurant, and on-premises consumption of alcohol, waiver of development standards to allow a use (recreational facility and exotic animals) not within a permanently enclosed building (exotic animals - no longer needed), permit alternative architectural materials, alternative landscaping, and alternative standards for proposed temporary signs, design review for a recreational facility with inherently dangerous exotic animals consisting of a fabric structure (tent) and tiger sanctuary (inherently dangerous exotic animals and tiger sanctuary - no longer needed)	Withdrawn by BCC	February 2022
UC-1677-05	Vehicle demonstration facility - expired	Approved by PC	December 2005
DR-1438-99	Monorail and associated terminal, operation, and maintenance facility	Approved by BCC	November 1999
UC-1170-99	Monorail	Approved by BCC	October 1999

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	City of Las Vegas	C-1	Retail buildings
South & East	Entertainment Mixed-Use	CR	Multi-family residential
West	Entertainment Mixed-Use	CR	Resort Hotel (Sahara)

**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 Permit & Design Review

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.

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The subject site is located within an area designated for commercial tourist uses. This area is a primary activity center where hotels, casinos, entertainment uses, general business, professional and public offices, commercial uses are concentrated. The Entertainment Mixed-Use planned land use category encourages a mix of retail, entertainment, gaming, lodging, and other tourist-oriented services. Policy 5.1.3 of the Master Plan emphasizes tourism, conventions, trade shows, and gaming as some of the Las Vegas economic pillars.

Based upon past approvals and similar types of events, the proposed recreational facility and festivals associated with the use is appropriate based on the site's proximity to the existing resort hotels and tourist accommodations. Staff finds the recreational or entertainment facility is appropriate for the area, is compatible with the surrounding land uses, and complies with the goals and policies from the Master Plan; therefore, staff recommends approval of these requests.

### **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 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**

- 3 year review of the off-site improvements;
- Drainage study and compliance.

#### **Fire Prevention Bureau**

- Applicant to show fire hydrant locations on-site and within 750 feet;
- A meeting may be required with fire prevention personnel.

- Applicant is advised that permits and operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that the event organizer is required to inform the Collection System Service Group at 702-668-8048 regarding the forthcoming Special Event; the event organizer must submit a fully completed Application for Temporary Capacity Agreement; this application should specify the location of the connection to the CCWRD's Sewer System and include on-site Plumbing Plans that detail fixtures, connection point(s), and total discharge flows for the event; please attach 8½ by 11 inch map(s) and/or sketch along with a non-refundable administrative fee of \$1,000.00; and that following the event, the event organizer will receive an invoice for the discharged amount based on the calculated discharge flows provided in the Application for Temporary Capacity Agreement.

**TAB/CAC: Winchester - approval (Until May 8, 2026 to review as a public hearing; maximum 35 foot height for displays; provide a security plan; show trash containers on the diagram; no spotlights; and provide the hours for set-up and tear down).**

**APPROVALS: 6 cards**

**PROTESTS: 20 cards, 2 letters**

**COUNTY COMMISSION ACTION:** September 17, 2025 – HELD – To 10/08/25 – per the applicant.

**APPLICANT: WORLD BUDDHISM ASSOCIATION HEADQUARTERS**

**CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS, NV 89135**