

05/02/23 PC AGENDA SHEET

MOTION PICTURE PRODUCTION STUDIO EL CAMINO RD/RAFAEL RIVERA WAY
(TITLE 30)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-23-400019 (UC-20-0480)-ZL II, LLC:

USE PERMITS FIRST EXTENSION OF TIME for the following: 1) motion picture production studio; and 2) on-premises consumption of alcohol in conjunction with an existing office/warehouse building on 8.7 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the northeast corner of El Camino Road and Rafael Rivera Way within Enterprise. MN/tpd/ja (For possible action)

RELATED INFORMATION:

APN:

176-02-501-021

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6650 El Camino Road
- Site Acreage: 8.7
- Project Type: Motion picture production studio
- Square Feet: 20,882 (office/warehouse)/69,900 (office)/38,118 (motion picture production studio)
- Parking Required/Provided: 468/468

History & Request

The plans depict an existing 128,900 square foot office/warehouse building approved by action of ZC-0046-12 in March 2012 by the Board of County Commissioners. A motion picture production studio for the filming of UFC productions was approved by the Zoning Administrator via ADR-19-900108 in March 2019. The applicant requested a use permit for a motion picture production studio with on-premises consumption of alcohol. The motion picture production studio will be utilized for fighting matches recorded for UFC's Contender Series.

Site Plans

The approved plans depict an existing office/warehouse building that is located within the northern portion of the project site. The building is set back between 192 feet to 305 feet from the south property line, along Rafael Rivera Way, and 20 feet from the west property line, adjacent to El Camino Road. The building is set back 140 feet and 163 feet from the north and east property lines, respectively. Access to the project site is granted via existing commercial driveways along El Camino Road. The project site requires 468 parking spaces where 468 parking spaces are provided.

Landscaping

All street and site landscaping exists and no additional landscaping is proposed or required.

Elevations

The photographs depict an existing 2 story building constructed of concrete tilt-up paneling with parapet walls. An aluminum storefront window system with multiple first and second story windows is depicted on the south elevation, oriented towards CC 215.

Floor Plans

The approved plans depict 69,900 square feet of office space, 20,882 square feet of office/warehouse space, and 38,118 square feet designated for the motion picture production studio. Alcohol service areas will be located on portions of the first and second floors of the building.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-20-0480:

Current Planning

- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gambling license or any other County issued permit, license or approval; 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; and that this application must commence within 2 years of approval date or it will expire.

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.

Applicant's Justification

The applicant is seeking an extension of time for UC-20-0480. Since approval, the venue has hosted and served alcohol to the public by way of a caterer. Therefore, the activity has commenced within the 2 year time frame conditioned with the original approval. However, the

liquor license to the property is still pending. Consequently, out of caution, this extension of time has been filed.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0725	Use permit, waivers, and design review for a recreational facility (event center)	Approved by BCC	February 2022
UC-20-0480	Motion picture studio and on-premises consumption of alcohol	Approved by PC	December 2020
ADR-19-900738	Emergency generator in conjunction with an office/warehouse building	Approved by ZA	November 2019
ADR-19-900108	Motion picture production studio and parking lot landscaping	Approved by ZA	March 2019
DR-0242-13	Comprehensive sign package in conjunction with an office/warehouse building	Approved by BCC	July 2013
DR-0003-13	Lighting in conjunction with an office/warehouse building	Approved by BCC	March 2013
VS-0225-12	Vacated and abandoned patent easements - recorded	Approved by PC	July 2012
ZC-0046-12	Reclassified the site to M-D zoning, use permits for offices as a principal use, and a design review for an office building	Approved by BCC	March 2012

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business Employment	C-2	Undeveloped
South	Business Employment	M-D & R-E	Undeveloped
East	Business Employment	C-2	Undeveloped & parking lot

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Staff believes the applicant has taken steps towards commencing the use permit. The applicant has hosted venues and served alcohol in conjunction with this use through a caterer. Also, they

applied for a liquor business license which is currently pending. It is for these reasons that staff is recommending approval of the request.

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

- Until December 15, 2024 to commence.
- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license, or approval; 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 that 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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTEST:

APPLICANT: ZUFFA LANDCO

CONTACT: LORA DREJA, BROWN, BROWN, AND PREMSRIRUT, 520 S. FOURTH STREET, LAS VEGAS, NV 89101