

TEMPORARY COMMERCIAL EVENTS
(TITLE 30)

I-15/STATE HWY 168
(MOAPA)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0238-MOAPA TOWN CENTER, LLC:

USE PERMIT to allow temporary outdoor commercial events on a property without a licensed business.

DESIGN REVIEW for accessory structures in conjunction with a proposed temporary outdoor commercial event (rodeo) on 41.0 acres in an R-A (Residential Agriculture) Zone.

Generally located on the northwest side of Glendale Boulevard, 3,000 feet northeast of the intersection of State Highway 168 and I-15 within Moapa. MK/sd/jo (For possible action)

RELATED INFORMATION:

APN:

031-35-801-004; 042-02-501-007

LAND USE PLAN:

NORTHEAST COUNTY- COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 41
- Project Type: Temporary outdoor commercial events

Site Plans

This is a request to allow a maximum of 8 temporary outdoor commercial events per year on an undeveloped 41 acre parcel which is zoned for agricultural uses. The site is located to the north of a convenience store and motel located along Glendale Boulevard. The plans show a key hole shaped riding arena in the center of the northern parcel. Corrals are located to the east of the arena, and a parking area is shown to the west of the arena. A rodeo stand as well as food vendors, DJ area, and portable restrooms are placed on site for the events.

Landscaping

Landscaping is not a part of this application.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant requests to hold equestrian events, such as rodeos and roping competitions, several times a year on this property. While temporary events have been approved for the site, the applicant was directed to request a special use permit for the events, since there is not a licensed business on site. All events are 1 day events from 11:00 a.m. to 10:00 p.m. depending on weather. On average 200 to 300 people are expected to attend. The applicant further indicates that future events may hold up to 1,000 people.

Prior Land Use Requests

Application Number	Request	Action	Date
TC-21-900070	Temporary outdoor event/rodeo	Approved by ZA	March 2021
TC-20-900508	Temporary outdoor event rodeo and live dance	Approved by ZA	November 2020
TC-18-900265	Temporary outdoor event/rodeo	Approved by ZA	June 2018
TC-1350-17	Temporary outdoor event/rodeo/bull riding	Approved by ZA	December 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Open Land	R-U	Undeveloped
South	Commercial Tourist	C-2 & H-2	Convenience store & motel
East	Public Facilities	R-U	Undeveloped
West	Commercial General	R-A	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit and Design Review

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 Comprehensive 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. Several temporary events have been held on this site with no reported problems. Staff can support the request to allow temporary outdoor commercial events for rodeos on the property; however, due to the potential for 1,000 people in attendance of the events, staff recommends the applicant submit a temporary commercial event permit for each event. Staff will review the events for parking, live entertainment, the number of people in attendance, and monitor the impact to the

surrounding area. In addition, the applicant identified other potential events to hold in the future, such as cultural events, Mother's Day, Halloween, racing, as well as using the arena for a practice facility. The expansion of the uses, and possibly the increased number of attendees, will require a separate land use approval.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 3 years to review;
- Applicant to receive approval of Temporary Outdoor Commercial Event Permit prior to each event;
- Hours of operation for any event will be 11:00 a.m. to 10:00 p.m.
- Applicant is advised that uses besides rodeos will require future land use 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 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MANUELS. MORA

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