



# Winchester Town Advisory Board

Winchester Community Center

3130 McLeod Dr

Las Vegas, Nv 89142

May 10, 2022

6:00pm

## AGENDA

**Note:**

- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Victoria Bonner at 02-335-9205.
  - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
  - Supporting material is/will be available on the County's website at <https://clarkcountynv.gov/WinchesterTAB>

Board/Council Members: Robert Mikes, Chairperson  
 Patrick Becker, Vice Chairperson  
 John Delibos  
 Judith Siegel  
 Dorothy Gold

Secretary: Victoria Bonner, 702-335-9205, and [victoria.tabsecretary@gmail.com](mailto:victoria.tabsecretary@gmail.com)  
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Beatriz Martinez, 702-455-0560, and [beatriz.martinez@clarkcountynv.gov](mailto:beatriz.martinez@clarkcountynv.gov)  
 Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

I. Call to Order, Invocation, Pledge of Allegiance, and Roll Call

II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the

Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

- III. Approval of Minutes for April 26, 2022. (For possible action)
- IV. Approval of the Agenda for May10, 2022 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
- VI. Planning and Zoning
  - 1. **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) 06/08/22 BCC
- VII. General Business
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council’s jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- IX. Next Meeting Date: May 31, 2022.
- X. Adjournment.

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:  
Winchester Community Center: 3130 S McLeod Dr., Las Vegas, NV 89121  
<https://notice.nv.gov>



# Winchester Town Advisory Board

April 26, 2022

## MINUTES

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Board Members: Robert O. Mikes, Jr. – Chair – Present  
John Delibos – Present  
Judith Siegel – Present  
Patrick Becker – Present  
Dorothy Gold - Excused

Secretary: Victoria Bonner, 702-335-9205 victoriabelleb@gmail.com

Town Liaison: Beatriz Martinez 702-455-0560 beatriz.martinez@clarkcountynv.gov

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I. Call to Order, Pledge of Allegiance, Roll Call, (see above) County Staff Introductions  
Beatriz Martinez; Town Liaison; Victoria Bonner: Secretary; Jasmine Harris: Planning. The meeting was called to order at 6:00p.m.

II. Public Comment  
**None**

III. Approval of April 12, 2022 Minutes

**Moved by: Mikes**  
**Approve**  
**Vote: 4-0 Unanimous**

IV. Approval of Agenda for April 26, 2022

**Moved by: Mikes**  
**Hold item #2 and Combine items #3 and #4**  
**Vote: 4-0 Unanimous**

V. Informational Items

VI. Planning & Zoning:

1. **WS-22-0159-MERBACK KERRY R & ROSEMARIE G FAMILY TRUST & MERBACK KERRY R & ROSEMARIE G TRS:**  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced setbacks in conjunction with a single family residence on 0.3 acres in an R-1 (Single Family Residential) Zone.

Generally located 128 feet south of Palma Vista Avenue and 211 feet west of Topaz Street within Winchester. TS/nr/syp (For possible action)

**Approve with staff conditions**

**Moved By- Mikes**

**Vote: 4-0**

2. **ZC-22-0173-LINDA PROPERTIES, LLC:**

**ZONE CHANGE** to reclassify 2.6 acres from an R-1 (Single Family Residential) Zone to an R-2 (Medium Density Residential) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce street intersection off-set; and **2)** allow modified street standards.

**DESIGN REVIEWS** for the following: **1)** single family residential development; and **2)** finished grade. Generally located on the north side of Linda Avenue, 255 feet east of Topaz Street within Winchester (description on file). TS/md/jo (For possible action)

**Hold to July 26, 2022**

**Moved By- Mikes**

**Vote: 4-0**

3. **ZC-22-0173-LINDA PROPERTIES, LLC:**

**ZONE CHANGE** to reclassify 2.6 acres from an R-1 (Single Family Residential) Zone to an R-2 (Medium Density Residential) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce street intersection off-set; and **2)** allow modified street standards.

**DESIGN REVIEWS** for the following: **1)** single family residential development; and **2)** finished grade. Generally located on the north side of Linda Avenue, 255 feet east of Topaz Street within Winchester (description on file). TS/md/jo (For possible action)

**Approve with staff conditions**

**1. Add up to 9ft wall**

**2. Single story homes on lot #7**

**Moved By- Mikes**

**Vote: 4-0**

4. **TM-22-500061-LINDA PROPERTIES, LLC:**

**TENTATIVE MAP** consisting of 19 residential lots and common lots on 2.6 acres in an R-2 (Medium Density Residential) Zone. Generally located on the north side of Linda Avenue, 255 feet east of Topaz Street within Winchester. TS/md/jo (For possible action)

**Approve with staff conditions**

**1. Add up to 9ft wall**

**2. Single story homes on lot #7**

**Moved By- Mikes**

**Vote: 4-0**

VII. General Business

VII. Public Comment

VIII. Next Meeting Date

**The next regular meeting will be May 10, 2022**

IX. Adjournment

**The meeting was adjourned at 6:44 p.m.**

**ATTACHMENT A  
WINCHESTER TOWN ADVISORY BOARD  
ZONING AGENDA  
TUESDAY, 6:00 P.M., MAY 10, 2022**

06/08/22 BCC

1. **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)

**REVISED**

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)

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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.
4. 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 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<sup>16</sup>.

### 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**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
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**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
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;
- 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:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CIRCUS CIRCUS LV, LLC

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



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC)  (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET)  (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR)  (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: <u>UC-22-0190</u> DATE FILED: <u>3/31/22</u> PLANNER ASSIGNED: <u>JG</u> TAB/CAC: <u>WINCHESTER</u> TAB/CAC DATE: <u>5/10/22</u> PC MEETING DATE: <u>—</u> BCC MEETING DATE: <u>6/8/22</u> FEE: <u>\$1,375</u>
	<b>PROPERTY OWNER</b>  NAME: <u>Festival Ground Owner LLC</u> ADDRESS: <u>3300 Las Vegas Boulevard South c/o Office of General Coun</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>Banthony@treasureisland.com</u>
	<b>APPLICANT</b>  NAME: <u>Circus Circus LV LLC</u> ADDRESS: <u>2880 Las Vegas Blvd South</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>(702) 794-3763</u> CELL: _____ E-MAIL: <u>Gnuckoles@circuscircus.COREF CONTACT ID #:</u> _____
<b>CORRESPONDENT</b>  NAME: <u>Brown, Brown &amp; Premsrirut</u> ADDRESS: <u>520 South Fourth Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>(702) 598-1408</u> CELL: _____ E-MAIL: <u>Lora@brownlawlv.com</u> REF CONTACT ID #: <u>170880</u>	

ASSESSOR'S PARCEL NUMBER(S): 162-09-511-001, 004

PROPERTY ADDRESS and/or CROSS STREETS: SWC Sahara at Las Vegas Blvd

PROJECT DESCRIPTION: re-establish entitlement UC-0228-14 which had expired.

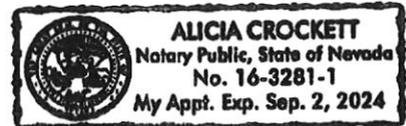
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

\_\_\_\_\_  
 Property Owner (Signature)\*      PHILLIP G. RUFFIN  
 Property Owner (Print)

STATE OF NEVADA  
 COUNTY OF CLARK

SUBSCRIBED AND SWORN BEFORE ME ON 10/26/2021 (DATE)

By Phillip G. Ruffin  
 NOTARY PUBLIC: Alicia Crockett



\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input checked="" type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input checked="" type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: _____ DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	<b>PROPERTY OWNER</b>  NAME: <u>Circus Circus LV LLC</u> ADDRESS: <u>3300 Las Vegas Boulevard South c/o Office of General Coun</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: _____ CELL: _____ E-MAIL: <u>Banthony@treasureisland.com</u>
	<b>APPLICANT</b>  NAME: <u>Circus Circus LV LLC</u> ADDRESS: <u>2880 Las Vegas Blvd South</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89109</u> TELEPHONE: <u>(702) 794-3763</u> CELL: _____ E-MAIL: <u>Gnuckoles@circuscircus.COREF CONTACT ID #:</u> _____
	<b>CORRESPONDENT</b>  NAME: <u>Brown, Brown &amp; Premsrirut</u> ADDRESS: <u>520 South Fourth Street</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89101</u> TELEPHONE: <u>(702) 598-1408</u> CELL: _____ E-MAIL: <u>Lora@brownlawlv.com</u> REF CONTACT ID #: <u>170880</u>

ASSESSOR'S PARCEL NUMBER(S): 162-09-618-002, 162-09-511-005

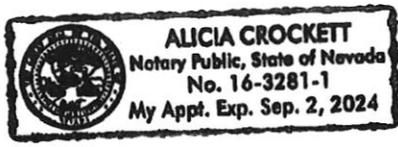
PROPERTY ADDRESS and/or CROSS STREETS: SWC Sahara at Las Vegas Blvd

PROJECT DESCRIPTION: re-establish entitlement UC-0228-14 which had expired.

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

  
 Property Owner (Signature)\* \_\_\_\_\_  
 PHILLIP G. RUFFIN  
 Property Owner (Print) \_\_\_\_\_

STATE OF NEVADA  
 COUNTY OF CLARK  
 SUBSCRIBED AND SWORN BEFORE ME ON 10/26/2021 (DATE)  
 By Phillip G. Ruffin  
 NOTARY PUBLIC: Alicia Crockett



\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

LAW OFFICE

*Brown, Brown & Premsrirut*

AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

520 SOUTH FOURTH STREET  
LAS VEGAS, NEVADA 89101-6520

TELEPHONE (702) 384-5563

FACSIMILE (702) 385-1023

EMAIL: jbrown@brownlawlv.com

JAY H. BROWN  
DAVID T. BROWN  
PUOY K. PREMSRIRUT

March 18, 2022

Clark County Current Planning  
500 South Grand Central Parkway  
Las Vegas, NV 89101

**RE: Las Vegas Festival Grounds – Re-establish all entitlements of UC-0228-14, (AR-0092-17) with Waiver of Conditions 162-09-618-002, 162-09-511-001, 004, 005.**

Dear Madam/Sir,

Please accept this application to re-establish previous entitlements granted to the Las Vegas Festival Grounds, generally located at the southwest corner of Las Vegas Boulevard and Sahara Avenue. Because this site is within 500 feet of an interlocal boundary the use permits are subject to Project of Regional Significance review procedures.

The most recent review of this operation was conducted in 2017. The NOFA conditions a subsequent review prior to July 16, 2020. The properties were sold to a non-related entity December 2019. Following the transaction, the three-year review was overlooked.

The current owner would like to resume the operation as per the most recent approval. Several events have been held at the location since 2014. The site is designed to secure and contain events while allowing internal layouts to vary to the needs of the individual promoters e.g. marathons, sport promotions or music festivals. Following the initial approval, Clark County mandated annual reviews of the event operations in order to evaluate whether measures for noise and traffic control were effective. AR-0038-15 summarizes the efficacy of pedestrian containment procedures, pedestrian flow, parking arrangements, noise and safety. The new owner has adopted the successful methods to operate events and is also subject to Temporary Commercial Event permits in which Metro Police, Fire Department and Southern Nevada Health District and agrees to comply with NRS 450B emergency medical services.

The attached staff report and NOFA list the components (Use Permits Waivers etc.) of the entitlement held on the property. Additionally, the current owner would like to exercise the subsequent waiver of conditions to allow an 11:00 AM start time for live music.

Since the last review in 2017, the site hosted numerous events. Events had upwards of 60,000 people over the course of a weekend and included music festivals, marathons and corporate workshops. All layouts follow County mandated strategies to minimize disturbance to nearby residential high rises. Samples approved Temporary Commercial Permit layouts are included as site plans in this submittal. Surrounding conditions have not changed. It should be noted that previous considerations for pedestrian over passes have not yet materialized.

The new property owner has mapped a commercial subdivision that changed the parcel numbers and merged portions of the subject land with Circus Circus owned property. As a result, some of the original measurements and waivers have either changed or are no longer applicable. The site is now approximately 48 acres with an option to convert the RV area (33 acres 162-09-511-005) to event usage.

The Use Permits to be re-established with this application are: **1) recreational facility (concerts/events) 2) live entertainment; 3) fairground; and 4) on-premise consumption of alcohol with all accessory uses including food, beverage and retail sales.**

Following construction and remapping then the expiration of entitlements, the some of the initial entitlements are no longer relevant while the following **Waivers of Development Standards** need to be re-established:

- 1) **Reduced separation from live entertainment to a residential use:** The north property line of the subject site is 130 feet from a residential property line (Allure Condominiums) The Sahara Avenue right-of-way separates the two uses. 30.44 mandates the source of live entertainment is located 500 feet from a residence. Therefore, re-establishing this use permit is done by way of a condition reading "Stage and amplifiers to be set back 360 feet from northern property line." A second condition was applied to the live entertainment. It read "Main Stage to be oriented to the west and southwest of the site." i.e. away from the residential condominium to the north.
- 2) **a) Reduced setback from future right-of-way: b) Allow landscaping and structures (fences) within the future right-of-way.** Currently the eight-foot perimeter fence is adequately (25 feet) from the back of curb / property line. However, the commercial subdivision attached to this letter indicates the future right-or-way line is within the fenced area. Land will be dedicated at the time of a new vertical development proposal that warrants additional pick-up drop-off area. Therefore, this current use will not dedicate the land; this use can be re-established in the "as-is" form. A previous staff report notes "the fences can easily be set back when required in the future."
- 3) **Allow alternative landscaping and screening:** Previous staff reports read that both Sahara Avenue and Las Vegas Blvd are subject to landscaping standards of 30.64-17. Current conditions show curb, 10 feet of sidewalk on Sahara, a 10-foot landscape area then a fence. While Las Vegas Boulevard has a detached sidewalk and bollards, the sidewalk portion exceeds 10 feet and the second row of additional sidewalk (up to 15 feet) was installed in lieu of the second landscaping strip. This alternative cross section fosters better pedestrian movement. Note that operators open the Sahara Avenue egress only during emergencies or when the Las Vegas Boulevard egress gates are congested. AR-0038-15 demonstrates that these landscape and sidewalk cross sections function well to move pedestrians onto and off the property.
- 4) **Reduced on-site parking** to zero spaces where 4077 are needed. This request is a worst-case scenario. Parcel 162-09-618-002 is a 7.35 acre parcel access via Circus Circus Drive. With the exception of a few larger events, this parcel is used as a parking and vehicle staging area. Please refer to the parking study completed by a licensed engineer. Out of caution for a worst-case scenario the parking study is based on events that use all parcels for recreational activities.

**Design Review** for a recreational facility (concert/fair ground/live entertainment facility and all accessor building and structures (three washrooms, one office, and four permanent spot light and audio delay towers. The site remains in substantial conformance to the design of the original approval. Note the only permanent structures visible from the right-of-way are the spot light and auto delay towers which were designed to have be statuesque rather than utilitarian in appearance.

**Waiver of Conditions:** A condition placed on the original permit reads "Main stage to be oriented to the west and southwest of the site." Events conducted in 2021 complied with this condition. As a result, complaints originating from properties west of I-15 were received. Future events will orient the stage to face directly south towards the Circus Circus hotel.

LAW OFFICE  
*Brown, Brown & Premsrirut*  
AN ASSOCIATION OF PROFESSIONAL CORPORATIONS

Thank you for your consideration in this matter.

A handwritten signature in cursive script that reads "Lora Dreja". The signature is written in dark ink and is enclosed within a faint, hand-drawn oval.

Lora Dreja  
Land Entitlements  
Brown, Brown and Premsrirut



**FINAL MAP**

**OF**

**CIRCUS CIRCUS**

**A COMMERCIAL SUBDIVISION**

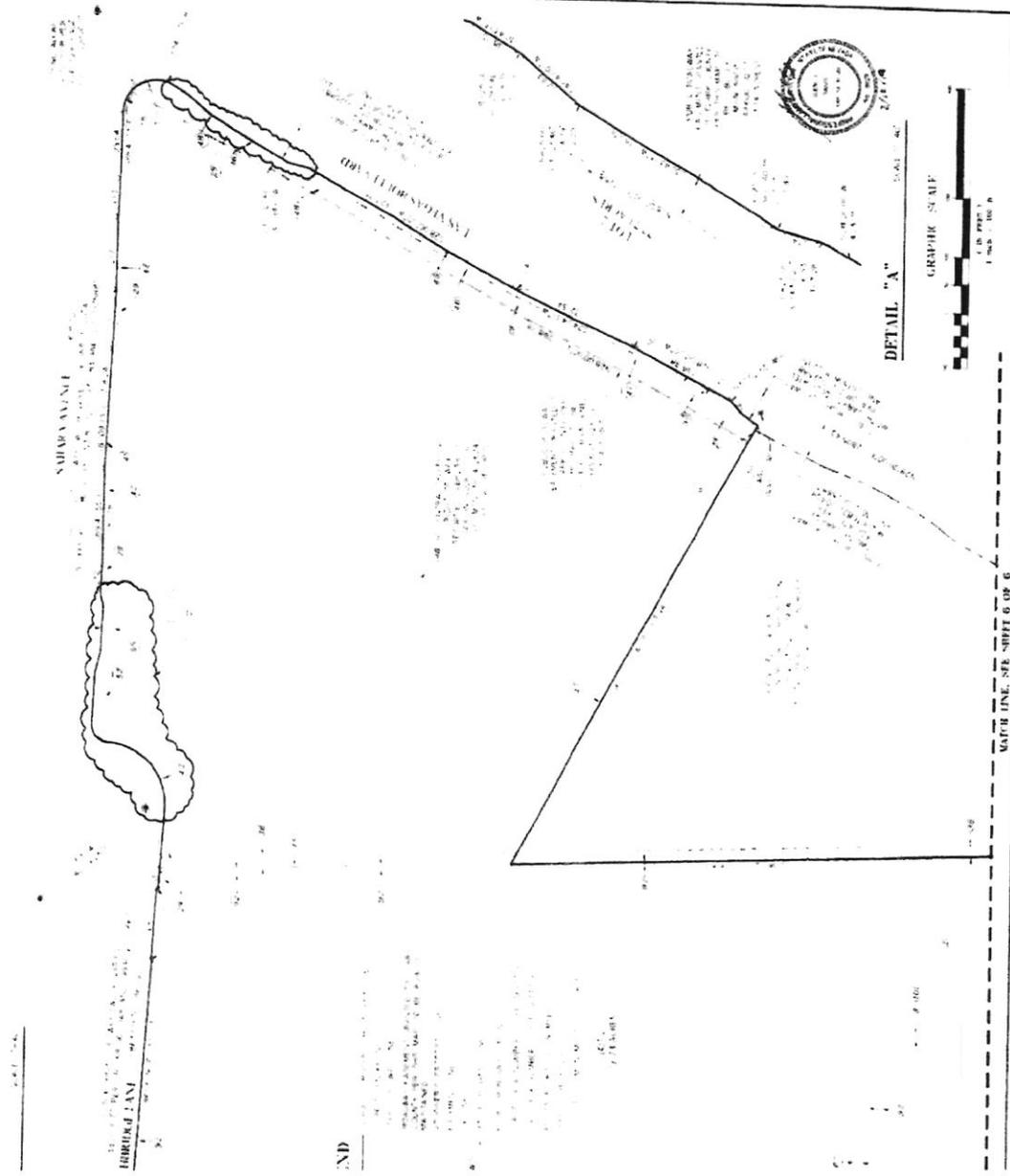
A PORTION OF SECTION 9, TOWNSHIP 21 SOUTH,  
RANGE 61 EAST, M.D.M.,  
CLARK COUNTY, NEVADA.

**BASIS OF HEARINGS**

THE BASIS OF HEARINGS FOR THIS MAP IS THE CERTIFICATE OF UNDERTAKING  
FILED IN THE OFFICE OF THE COUNTY CLERK OF CLARK COUNTY, NEVADA,  
CLARK COUNTY, NEVADA, MAP NO. 24, 1917 IN  
BOOK 10, PAGE 10.

**NOTE**

ALL DISTANCES ARE IN FEET  
AND DECIMALS THEREOF.



**DETAIL "A"**

**GRAPHIC SCALE**



**FINAL MAP  
OF  
CIRCUS CIRCUS  
A COMMERCIAL SUBDIVISION  
A PORTION OF SECTION 9, TOWNSHIP 21 SOUTH,  
RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.**

**BASIS OF BEARINGS**

THE BEARINGS FOR THE SURVEY IN GENERAL  
AND FOR THE LOTS AND BLOCKS IN THIS  
MAP ARE BASED ON THE MERIDIAN OF  
CLARK COUNTY, NEVADA.

MEAN SOLAR BEARING NORTH 27° 05' 15" EAST

Line #	Station	Bearing	Length	Angle	Area
1	10100	85° 40' 00"	57.42	52° 30'	102,786.55
2	11100	273° 30'	4.06	232°	562,358.78
3	12100	100° 00' 00"	11.76	86° 30'	102,834.24
4	13100	330° 00'	3.48	144°	486,111.84
5	14100	245° 30'	65.57	113° 15'	102,834.24
6	15100	87° 30' 00"	5.52	270° 00'	102,834.24
7	16100	315° 00'	3.48	144°	486,111.84
8	17100	202° 30'	2.79	132° 00'	102,834.24
9	18100	102° 30'	1.86	102° 00'	102,834.24
10	19100	345° 00'	1.86	102° 00'	102,834.24
11	20100	150° 00'	1.86	102° 00'	102,834.24
12	21100	30° 00' 00"	1.86	102° 00'	102,834.24
13	22100	285° 00'	1.86	102° 00'	102,834.24
14	23100	150° 00'	1.86	102° 00'	102,834.24
15	24100	30° 00' 00"	1.86	102° 00'	102,834.24
16	25100	285° 00'	1.86	102° 00'	102,834.24
17	26100	150° 00'	1.86	102° 00'	102,834.24
18	27100	30° 00' 00"	1.86	102° 00'	102,834.24
19	28100	285° 00'	1.86	102° 00'	102,834.24
20	29100	150° 00'	1.86	102° 00'	102,834.24
21	30100	30° 00' 00"	1.86	102° 00'	102,834.24
22	31100	285° 00'	1.86	102° 00'	102,834.24
23	32100	150° 00'	1.86	102° 00'	102,834.24
24	33100	30° 00' 00"	1.86	102° 00'	102,834.24
25	34100	285° 00'	1.86	102° 00'	102,834.24
26	35100	150° 00'	1.86	102° 00'	102,834.24
27	36100	30° 00' 00"	1.86	102° 00'	102,834.24
28	37100	285° 00'	1.86	102° 00'	102,834.24
29	38100	150° 00'	1.86	102° 00'	102,834.24
30	39100	30° 00' 00"	1.86	102° 00'	102,834.24
31	40100	285° 00'	1.86	102° 00'	102,834.24
32	41100	150° 00'	1.86	102° 00'	102,834.24
33	42100	30° 00' 00"	1.86	102° 00'	102,834.24
34	43100	285° 00'	1.86	102° 00'	102,834.24
35	44100	150° 00'	1.86	102° 00'	102,834.24
36	45100	30° 00' 00"	1.86	102° 00'	102,834.24
37	46100	285° 00'	1.86	102° 00'	102,834.24
38	47100	150° 00'	1.86	102° 00'	102,834.24
39	48100	30° 00' 00"	1.86	102° 00'	102,834.24
40	49100	285° 00'	1.86	102° 00'	102,834.24
41	50100	150° 00'	1.86	102° 00'	102,834.24
42	51100	30° 00' 00"	1.86	102° 00'	102,834.24
43	52100	285° 00'	1.86	102° 00'	102,834.24
44	53100	150° 00'	1.86	102° 00'	102,834.24
45	54100	30° 00' 00"	1.86	102° 00'	102,834.24
46	55100	285° 00'	1.86	102° 00'	102,834.24
47	56100	150° 00'	1.86	102° 00'	102,834.24
48	57100	30° 00' 00"	1.86	102° 00'	102,834.24
49	58100	285° 00'	1.86	102° 00'	102,834.24
50	59100	150° 00'	1.86	102° 00'	102,834.24
51	60100	30° 00' 00"	1.86	102° 00'	102,834.24
52	61100	285° 00'	1.86	102° 00'	102,834.24
53	62100	150° 00'	1.86	102° 00'	102,834.24
54	63100	30° 00' 00"	1.86	102° 00'	102,834.24
55	64100	285° 00'	1.86	102° 00'	102,834.24
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73	82100	285° 00'	1.86	102° 00'	102,834.24
74	83100	150° 00'	1.86	102° 00'	102,834.24
75	84100	30° 00' 00"	1.86	102° 00'	102,834.24
76	85100	285° 00'	1.86	102° 00'	102,834.24
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166	175100	285° 00'	1.86	102° 00'	102,834.24
167	176100	150° 00'	1.86	102° 00'	102,834.24
168					