



**AGENDA MEMO - PLANNING**

**CITY COUNCIL MEETING DATE: NOVEMBER 16, 2022**  
**DEPARTMENT: COMMUNITY DEVELOPMENT**  
**ITEM DESCRIPTION: APPLICANT: REALTY HOLDINGS, LTD - OWNER: IHC**  
**HEALTH SERVICES, INC.**

---

**\*\* STAFF RECOMMENDATION(S) \*\***

<i><b>CASE NUMBER</b></i>	<i><b>RECOMMENDATION</b></i>	<i><b>REQUIRED FOR APPROVAL</b></i>
<b>22-0492-MOD1</b>	Staff recommends APPROVAL.	

**\*\* NOTIFICATION \*\***

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** 21

**NOTICES MAILED** 891 (by City Clerk)

**PROTESTS** 3

**APPROVALS** 1

**Staff Report Page One**  
**November 16, 2022 - City Council Meeting**

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

The applicant is proposing a Major Modification to the Las Vegas Renaissance Master Development Plan and Development Standards to include 'Temporary Special Events' as a permitted land use within the 23.40-acre plan area located on the southeast corner of Alta Drive and Rampart Boulevard.

**ANALYSIS**

Currently, the Las Vegas Renaissance Master Development Plan and Development Standards do not provide a mechanism for permitting Temporary Special Events to occur within the plan area. As an alternative, Temporary Commercial Permits have been issued, but Temporary Commercial Permits only allow a maximum of 30 days prior to the holiday, and do not allow time prior to and after the holiday for "set-up" and "tear down" of the event.

As outlined by Title 19.16.160, Temporary Commercial Permits allow certain short-term activities that otherwise would not be allowed and limit the activities to the circumstances and conditions set forth in Title 19.16.160. The requirements for a Temporary Commercial Permit apply to the activities specified below whether or not they are conducted for profit.

The following temporary uses may be permitted by means of the issuance of a Temporary Commercial Permit.

- A Temporary Contractor's Construction Yard in conjunction with an approved development project; provided, however, that no Temporary Commercial Permit is required if the use is located on the same site as the approved development and is operated in conformance with all applicable City ordinances and standards.
- Seasonal Outdoor Sales, but only if such sales are limited to a maximum of thirty days prior to the specified holiday. No Temporary Commercial Permit is required when the sales operation:
  - Takes place on the same site as, and is in conjunction with, the operation of an established commercial business with a valid business license for that site; and
  - Conforms with all applicable City ordinances and standards.
- Parking Lot/Sidewalk Sales; provided, however, that such sales:
  - Must take place on the same site as, and be in conjunction with, the operation of an established commercial business with a valid business license for that site;

**Staff Report Page Two**  
**November 16, 2022 - City Council Meeting**

- Must take place on a paved or concrete area that is located on the same lot or within the same commercial subdivision as the structure that houses the business;
- Are limited to a duration of seven days each; and
- Occur no more than four times within a calendar year.
- Temporary Outdoor Commercial Events; provided, however, that such events:
  - Are limited to a duration of thirty days each; and
  - Occur no more than six times within a calendar year.
- The sales of automobiles, trucks or boats (whether new or used) at a shopping center use of at least 20 aggregate acres in size. At any one shopping center, no more than four sales events may occur within any twelve-month period, and no single sales event may last more than three days. All display and sales must take place on a paved surface.
- Any other temporary use that is similar to those enumerated in this Subsection (C) and that, in the opinion of the Director, is compatible with the zoning district and surrounding land uses.

In order to allow “Temporary Special Events” to have sufficient set-up and tear-down time prior to and after a temporary special event, the applicant is proposing to add the “Temporary Special Event” to the permitted use table as outlined below:

#### 2.2.2.4

Temporary Special Events (TSP) shall be permitted pursuant to LVMC 12 and subject to the following requirements and restrictions:

1. Events may be indoors or outdoors.
2. No more than two events may be permitted in a single year.
3. Single events may not exceed a maximum duration of 31 event days.
4. Set up for events shall not exceed 30 days prior to the event start date.
5. Tear down for events shall not exceed 21 days after the event end date.
6. Outdoor storage, including but not limited to, equipment, signage, fencing, bleachers, shipping containers or other materials, is prohibited at the site between permitted events.
7. The site shall be cleaned completely and restored to its previous condition after each event.
8. Events shall comply with the requirements of LVMC 9.16 for Noise at all times.
9. Events shall comply with the provisions of a dust permit issued by the Clark County Department of Air Quality, as required.
10. Special Events shall operate within the hours of 10:00 a.m. and 10:00 p.m.
11. Building permits shall be obtained, if required, prior to the start of any event.
12. Business licenses shall be obtained, if required, prior to the start of any event.
13. A temporary use that does not qualify as a Special Event pursuant to LVMC 12 may be permitted via a Temporary Commercial Permit, subject to the provisions of 19.16.160 and LVMC 19.12 for the C-1 (Limited Commercial) zoning district.

**Staff Report Page Three**  
**November 16, 2022 - City Council Meeting**

14. Any event or use permitted at the site shall comply with the requirements of all applicable codes and conditions.

As stated by the proposed requirements and restrictions, Temporary Special Events would be limited to twice a year with an allowance for time to set-up the event, and tear-down the event after it has concluded; while a Temporary Outdoor Commercial Events permitted via a Temporary Commercial Permit would remain subject to the requirements set forth in Title 19.16.160.

Staff finds the proposed addition of “Temporary Special Events” to the permitted land use table for the Las Vegas Renaissance Master Development Plan and Development Standards to be a compatible land use for the plan area and is recommending approval of the requested Major Modification.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by Planning, Fire, Bldg., etc.</i></b>	
06/15/11	The City Council approved a request for a Rezoning (ZON-41312) from PD (Planned Development) to PD (Planned Development) [Las Vegas Renaissance] on 23.40 acres at the southwest corner of Alta Drive and Rampart Boulevard.
08/16/17	The City Council approved a request for a Major Modification (MOD-70292) of the Las Vegas Renaissance Master Development Plan and Development Standards dated April 15, 2011 to amend the Land Use Plan and the Development Standards on 23.40 acres located at the southeast corner of Alta Drive and Rampart Boulevard.
10/11/22	The Planning Commission voted (7-0) to recommend APPROVAL of a request FOR A MAJOR MODIFICATION OF THE LAS VEGAS RENAISSANCE MASTER DEVELOPMENT PLAN AND DEVELOPMENT STANDARDS FOR SPECIAL EVENTS on 23.40 acres located at the southeast corner of Alta Drive and Rampart Boulevard (APNs Multiple), Ward 2 (Seaman).

<b><i>Most Recent Change of Ownership</i></b>	
08/2019	A deed was recorded for a change in ownership for APN 138-32-314-001.
01/2022	A deed was recorded for a change in ownership for APN 138-32-723-003.

**Staff Report Page Four**  
**November 16, 2022 - City Council Meeting**

<b><i>Related Building Permits/Business Licenses</i></b>	
08/11/04	The Department of Community Development approved a request for a Temporary Commercial Permit (TCP-4969) for an Italian Cultural Festival [San Gennaro Feast] at 510 South Rampart Boulevard.
10/02/07	The Department of Community Development approved a request for a Temporary Commercial Permit (TCP-24908) for a Halloween Town Pumpkin Patch at 510 South Rampart Boulevard from 10/04/07 to 10/31/07 from 9am -11pm.
11/16/07	The Department of Community Development approved a request for a Temporary Commercial Permit (TCP-25618) for a Christmas Tree lot at 510 South Rampart Boulevard from 11/23/07 to 12/23/07 from 9am - 10pm.
12/09/08	The Department of Community Development approved a request for a Temporary Commercial Permit (TCP-29965) for a Christmas Tree lot at 510 South Rampart Boulevard.
04/01/09	The Department of Community Development approved a request for a Temporary Commercial Permit (TCP-33988) for a Carnival at 510 South Rampart Boulevard from 03/30/09 to 04/14/09.
09/25/09	The Department of Community Development approved a request for a Temporary Commercial Permit (TCP-35781) for a Holiday Festival at 510 South Rampart Boulevard from 10/09/09 to 10/31/09.
12/04/09	The Department of Community Development approved a request for a Temporary Commercial Permit (TCP-35782) for a Holiday Forest at 510 South Rampart Boulevard from 12/04/09 to 12/24/09 from 10am – 10pm.
03/03/11	The Department of Community Development approved a request for a Temporary Commercial Permit (TCP-41118) for a temporary trailer located within an existing parking lot at the southeast corner of Alta drive and Rampart Boulevard for the purpose of signing gym memberships to a gym that will be opening at the Tivoli shopping complex. The trailer will be utilized from March 15, 2011 through August 30, 2011 between the hours of 9 am and 6 pm.
12/12/11	The Department of Community Development approved a request for a Temporary Commercial Permit (TCP-43826) for a temporary sales trailer for the proposed David Barton Gym located at 510 S. Rampart Blvd. The sales trailer will be located on a portion of APN 138-03-602-009 from November 14 to February 15, 2012.
02/14/12	The Department of Community Development approved a request for a Temporary Commercial Permit (TCP-44600) for a temporary sales trailer for the proposed David Barton Gym located at 510 S. Rampart Blvd. The sales trailer will be located on a portion of APN 138-03-602-009 from February 15, 2012 to March 31, 2012.

**Staff Report Page Five**  
**November 16, 2022 - City Council Meeting**

<b><i>Related Building Permits/Business Licenses</i></b>	
09/18/13	The Department of Community Development approved a request for a Temporary Commercial Permit (TCP-50976) for a Christmas tree lot at 510 S. Rampart Blvd. The dates of the sale are from 11/25/13 to 12/24/13 (lot cleared and cleaned by 01/01/14). The hours of operation are 10 AM to 10 PM daily.
11/10/15	The Department of Community Development approved a request for a Temporary Commercial Permit (TCP-62080) for a Christmas tree lot at 510 S. Rampart Blvd. The dates of the sale are from 11/27/15 to 12/24/15 (lot cleared and cleaned by 01/01/16). The hours of operation are 10 AM to 10 PM daily.
11/22/17	The Department of Community Development approved a request for a Temporary Commercial Permit (TCP-72074) for a Christmas Tree Lot at 510 S Rampart Blvd from 11/23/17 to 12/23/17 9am-10pm.
05/17/18	The Department of Community Development approved a request for a Temporary Commercial Permit (TCP-67987) for a Christmas Tree Lot at 510 S Rampart Blvd from 11/30/16 to 12/24/16 9am-10pm.
11/15/18	The Department of Community Development approved a request for a Temporary Commercial Permit (TCP-75101) for a Christmas Tree lot at 510 South Rampart Boulevard from 11/23/18 to 12/23/18 from 9am - 10pm.
11/26/19	The Department of Community Development approved a request for a Temporary Commercial Permit (TCP-77989) for a Christmas Tree lot at 510 South Rampart Boulevard from 11/24/19 to 12/24/19 from 9am - 10pm.
09/15/22	An application for a Temporary Commercial Permit (100130-TCP) was received by the Department of Community Development for a Christmas Tree Lot at 510 South Rampart Boulevard. The permit is currently under review.

<b><i>Pre-Application Meeting</i></b>	
09/04/22	The Department of Community Development provided the applicant a submittal checklist for the proposed Major Modification.

<b><i>Neighborhood Meeting</i></b>	
A neighborhood meeting was not required, nor was one held.	

**Staff Report Page Six**  
**November 16, 2022 - City Council Meeting**

<b>Field Check</b>	
09/22/22	Staff performed a routine field check to observe the subject site. Staff observed an “event” being set-up, but no active and/or approved Special Event Permit or Temporary Commercial Permit was found on file. An application for a Christmas Tree lot was submitted on 09/15/22 and is currently under review.

<b>Details of Application Request</b>	
<b>Site Area</b>	
Gross Acres	23.40

<b>Surrounding Property</b>	<b>Existing Land Use Per Title 19.12</b>	<b>Planned or Special Land Use Designation</b>	<b>Existing Zoning District</b>
Subject Property	Undeveloped	TOD -1 (Transit Oriented Development – High)	PD (Planned Development)
North	Mixed Use (Tivoli Village)	TOD -1 (Transit Oriented Development – High)	C-2 (General Commercial)
South	Shopping Center (Boca Park)	TOD – 1 (Transit Oriented Development – High)	PD (Planned Development)
East	Single Family, Detached	L (Low Density Residential)	R-PD4 (Residential Planned Development – 4 Units Per Acre)
West	Undeveloped	M (Medium Density Residential)	R-3 (Medium Density Residential)

Staff Report Page Seven  
November 16, 2022 - City Council Meeting

<b><i>Master and Neighborhood Plan Areas</i></b>	<b><i>Compliance</i></b>
Master Plan 2050 Area: Angel Park	Y
Las Vegas Renaissance Master Plan	Y
<b><i>Special Area and Overlay Districts</i></b>	<b><i>Compliance</i></b>
No Applicable Special Area or Overlay Districts	N/A
<b><i>Other Plans or Special Requirements</i></b>	<b><i>Compliance</i></b>
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A