



Paradise Town Advisory Board

Paradise Community Center

4775 McLeod Drive

Las Vegas, NV. 89121

June 30, 2026

7:00pm

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 Maureen Helm at 702-606-0747.
 - 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/ParadiseTAB>

Board/Council Members: Kimberly Swartzlander-Chair
John Williams-Vice-Chair
Trenton Sheesley
Renee Woitas
Bill Kephart

Secretary: Maureen Helm, 702-606-0747, mhelmtab@gmail.com
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Blanca Vazquez, 702-455-8531, BVA@ClarkCountyNV.gov
Business Address: Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

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- I. Call to Order, Pledge of Allegiance, Roll Call, and County Staff Introductions
- 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.

BOARD OF COUNTY COMMISSIONERS
MICHAEL NAFT, Chair – WILLIAM MCCURDY II, Vice-Chair
APRIL BECKER – JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – TICK SEGERBLOM
KEVIN SCHILLER, County Manager

- III. Approval of Minutes for June 9, 2026 (For possible action)
- IV. Approval of the Agenda for June 30, 2026 and Hold, Combine, or Delete any Items.
(For possible action)
- V. Informational Items (for discussion only)
- VI. Planning and Zoning

1. **WS-26-0323-RODERICK DAMIAN LIVING TRUST & RODERICK DAMIEN LAMAR**

TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; and 2) allow a non-decorative wall in conjunction with an existing single-family residence on 0.46 acres in an RS20 (Residential Single-Family 20) Zone. Generally located north of Helaman Avenue and east of Jarom Street within Paradise. JG/rp/cv (For possible action) **07/21/26 PC**

2. **WS-26-0331-HARMON SQUARE SPE, LLC:**

WAIVER OF DEVELOPMENT STANDARDS for parking area design standards.

DESIGN REVIEW for site and building modifications to accommodate a drive-thru feature for an existing cannabis establishment on 3.29 acres in a CG (Commercial General) Zone within the Airport Environs (AE-65) Overlay. Generally located south of Harmon Avenue and west of Paradise Road within Paradise. JG/dd/cv (For possible action) **07/21/26 PC**

3. **DR-26-0313-MIRAGE PROPCO, LLC:**

DESIGN REVIEW for a proposed theater expansion in conjunction with a previously approved resort hotel (Hard Rock Hotel & Casino) on a portion of 76.93 acres in a CR (Commercial Resort) Zone. Generally located west of Las Vegas Boulevard South and south of Spring Mountain Road within Paradise. TS/hw/cv (For possible action) **07/22/26 BCC**

VI. General Business (For possible action)

VII. 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 discussion, action, or vote may be taken on this agenda item. 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.

VIII. Next Meeting Date: July 14, 2026.

IX. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Paradise Community Center- 4775 McLeod Dr.

<https://notice.nv.gov>



Paradise Town Advisory Board

June 9, 2026

MINUTES

Board Members: Kimberly Swartzlander-Chair-**PRESENT**
John Williams – Vice-Chair- **EXCUSED**
Trenton Sheesley-**PRESENT**
Renee Woitas-**PRESENT**
Bill Kephart-**PRESENT**

Secretary: Maureen Helm 702-606-0747 mhelmtab@gmail.com

Town Liaison: Blanca Vazquez 702-455-8531 bva@clarkcountynv.gov

I. Call to Order, Pledge of Allegiance, Roll Call(see above), County Staff Introductions

Tyler DeLorenzo; Planning, Blanca Vazquez; Community Liaison

Meeting was called to order by Vice-Chair Williams, at 7:00 p.m.

II. Public Comment:
None

III. Approval of May 26, 2026 Minutes

Moved by: Woitas
Action: Approve as submitted
Vote: 4-0 Unanimous

Approval of Agenda for June 9, 2026

Moved by: Kephart
Action: Approve as submitted
Vote: 4-0 Unanimous

IV. Informational Items (For Discussion only)

VI. Planning & Zoning

BOARD OF COUNTY COMMISSIONERS
MICHAEL NAFT, Chair – WILLIAM MCCURDY II, Vice-Chair
APRIL BECKER – JAMES B. GIBSON – JUSTIN C. JONES – MARILYN KIRKPATRICK – TICK SEGERBLOM
KEVIN SCHILLER, County Manager

1. **VS-26-0280-SUNSET & SPENCER, LLC:**
VACATE AND ABANDON a portion of right-of-way being Spencer Street located between Sunset Road and Helm Drive within Paradise (description on file). JG/rr/xx (For possible action)
PC 7/7/26

MOVED BY-Sheesley
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous
2. **DR-26-0281-SUNSET & SPENCER, LLC:**
DESIGN REVIEW for a proposed gas station and convenience store on 2.23 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay. Generally located south of Sunset Road and east of Spencer Street within Paradise. JG/rr/kh (For possible action)
PC 7/7/26

MOVED BY-Sheesley
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous
3. **VS-26-0287-GOLDSTROM & DEAN II, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Cameron Street, and Dewey Drive and Hacienda Avenue within Paradise (description on file). MN/bb/kh (For possible action)
BCC 7/8/26

MOVED BY-Woitas
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous
4. **WS-26-0286-GOLDSTROM & DEAN II, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase retaining wall height; 2) increase maximum parking; and 3) modified driveway geometrics.
DESIGN REVIEW for a warehouse building on 11.84 acres in an IL (Industrial Light) Zone. Generally located north of Diablo Drive (alignment) and east of Decatur Boulevard within Paradise. MN/bb/kh (For possible action)
BCC 7/8/26

MOVED BY-Swartzlander
APPROVE- Subject to staff conditions
ADDED Condition
 - **Continue to work with Public Works on throat depth's****VOTE: 4-0 Unanimous**
5. **WS-26-0300-MARYLAND FORD SPE OWNER, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to reduce front setback.
DESIGN REVIEW for a proposed accessory structure (fire pump enclosure) in conjunction with a multiple family residential development on 4.82 acres in an RM50 (Residential Multi-Family 50) Zone. Generally located south of Ford Avenue and east of Maryland Parkway within Paradise. MN/rk/kh (For possible action)

MOVED BY-Swartzlander
APPROVE- Subject to staff conditions
VOTE: 4-0 Unanimous

- VI. General Business (for possible action)
None
- VII. Public Comment
None
- VIII. Next Meeting Date
The next regular meeting will be June 30, 2026
- IX. Adjournment
The meeting was adjourned at 7:42 p.m.

DRAFT

07/21/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0323-RODERICK DAMIAN LIVING TRUST & RODERICK DAMIEN LAMAR
TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase fence height; and 2) allow a non-decorative wall in conjunction with an existing single-family residence on 0.46 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located north of Helaman Avenue and east of Jarom Street within Paradise JG/rp/cv
(For possible action)

RELATED INFORMATION:

APN:

161-29-216-021

WAIVER OF DEVELOPMENT STANDARDS:

1.
 - a. Increase the height of the fence along the front and within the first 15 feet of the front setback to 7 feet where 3 feet is the maximum permitted per Section 30.04.03B (a 133% increase).
 - b. Increase the height of the fence along the east property line (not within the first 15 feet of the front setback) to 7 feet where 6 feet is the maximum permitted per Section 30.04.03B (a 16% increase).
 - c. Increase the height of the fence along the west property line (not within the first 15 feet of the front setback) to 7 feet where 6 feet is the maximum permitted per Section 30.04.03B (a 16% increase).
2. Allow a non-decorative wall fence along the street where fences and walls along a street shall be decorative per Section 30.04.03B.

LAND USE PLAN:

WINCHESTER/PARADISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 4354 Helaman Avenue
- Site Acreage: 0.46
- Project Type: Fence
- Fence Height (feet): 7

Site Plan & Elevation

The site contains an existing single-family residence with access from Helman Avenue to the south. Existing fences run along a portion of the west property line and along the entire south and east property lines. These fences have been raised to 7 feet at their highest point and are constructed with cinder block columns, steel vertical posts, and horizontal solid wood panels.

Applicant's Justification

The applicant is requesting a waiver to allow a 7 feet tall fence. The waiver is needed to resolve a code enforcement violation related to an unpermitted fence built after the property was purchased. The applicant states the fence was constructed for added security due to frequent travel and to protect valuable property. The applicant indicated that several neighbors have expressed support for the fence and believe it enhances the neighborhood.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-20-0369	Waiver of development standard for an addition	Approved by PC	October 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential

Clark County Public Response Office (CCPRO)

There is an active violation (CE22-05285) for building without a permit and increased wall height.

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

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waivers of Development Standards #1 & #2

Staff finds the increased height of the wall fence may have adverse impacts on the neighboring properties. Staff understand increasing the height of the non-decorative fence may provide more privacy and security, but increasing the height of fences and walls, especially along streets, can create a canyon effect that can negatively impact the residential character of the neighborhood. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

If approved:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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; 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

- No comment.

Fire Prevention Bureau

- No comment.

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.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DAMIEN RODERICK

CONTACT: DAMIEN RODERICK, 4354 HELAMAN AVENUE, LAS VEGAS, NV 89120

07/21/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0331-HARMON SQUARE SPE, LLC:

WAIVER OF DEVELOPMENT STANDARDS for parking area design standards.

DESIGN REVIEW for site and building modifications to accommodate a drive-thru feature for an existing cannabis establishment on 3.29 acres in a CG (Commercial General) Zone within the Airport Environs (AE-65) Overlay.

Generally located south of Harmon Avenue and west of Paradise Road within Paradise.
JG/dd/cv (For possible action)

RELATED INFORMATION:

APN:

162-22-312-002; 162-22-312-003

WAIVER OF DEVELOPMENT STANDARDS:

Allow a parking lot circulation design that causes vehicular conflicts at points of a drive-thru entry and stacking lane where not allowed per Section 30.04.04H.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4501 Paradise Road
- Site Acreage: 3.29
- Project Type: Drive-thru (cannabis dispensary)
- Parking Required/Provided: 89/153

Site Plan & Request

The site plan depicts a cannabis dispensary located within an existing shopping center. The shopping center consists of 4 buildings, 3 of which are in an in-line design and form an "L" shape along the west and south sides of the site. The fourth building is a pad site located in the northeast corner of the site. Access to the site is provided via one commercial driveway near the northwest corner of the property on Harmon Avenue and two other commercial driveways located along Paradise Road. The cannabis dispensary is located along the southern property line within the middle building, with the main entrance facing north into the parking area. The applicant is now requesting to install a drive-thru window along the south face of the building. Vehicles enter near the driveway on Harmon Avenue, travel south, then east, along the perimeter of the site to get to the drive-thru. Once near the entrance to the drive-thru, vehicles must drive

northeast across the opposing drive aisle to enter into the stacking lane. Vehicles then exit the drive-thru heading southeast, crossing the opposing drive aisle once more, and head west toward the commercial driveway along Paradise Road to exit the site. The proposed drive-thru entrance and exit create points of vehicular conflict with the vehicles traveling east to west in the drive aisle along the southern property line, thus necessitating a waiver of development standards. Additionally, the applicant is depicting the removal of 24 parking spaces located along the south property line to accommodate the drive-thru.

Landscaping

No changes to the landscaping are proposed or required with this application.

Elevations

The elevations for the existing building depict it as being 27.5 feet high at its tallest point. The north building face features a painted stucco exterior with storefront glass doors and windows, and a variable roofline. The drive-thru window will be located on the south side of the building, which also features painted stucco.

Floor Plans

The floor plans depict an existing sales floor area, along with accessory storage and product packaging areas, offices, and other related facilities. The drive-thru window is depicted as being located on the southern portion of the building within the back of house area.

Applicant's Justification

The applicant states that the point of vehicular conflict created by the addition of the drive-thru window is unavoidable, and that the existing site layout creates physical constraints that prevent full compliance with Title 30. Additionally, the applicant states that the proposed design minimizes potential conflicts to the greatest extent possible while also maintaining safe internal circulation.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0126	Use permit for a monorail (Tesla loop)	Approved by BCC	May 2023
WS-19-0623	Waiver of development standards for signage	Approved by PC	October 2019
WS-18-1021	Waiver of development standards for signage	Approved by BCC	March 2019
WS-18-0531	Waiver of development standards for signage	Approved by BCC	September 2018
UC-18-0336	Marijuana dispensary within an existing shopping center	Approved by BCC	June 2018
ZC-18-0335	Zone change from H-1 to C-2 with a use permit for a marijuana dispensary	Approved by BCC	June 2018
WS-0814-15	Waivers of development standards for landscaping and signage	Approved by BCC	January 2016

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0988-14	Use permit for various commercial uses with waivers for landscaping and a design review for renovations	Approved by PC	February 2015
UC-0712-12	Banquet facility and restaurant in conjunction with an existing recreational facility (mini-golf)	Approved by PC	January 2013
WS-0568-11	Increased wall sign area	Approved by PC	January 2012
UC-0433-11	Expansion to an existing recreational facility (mini-golf) and arcade	Approved by PC	November 2011
UC-0293-11	Recreational facility (mini-golf) and arcade - expunged	Approved by PC	August 2011
ET-400297-08 (UC-1372-06)	First extension of time for a use permit, waivers, and design review for an above-ground monorail	Approved by BCC	December 2008
UC-1372-06	Use permit, waivers, and design review for an above-ground monorail	Approved by BCC	December 2006
UC-0321-02	Use permit for live entertainment for an existing restaurant	Approved by PC	April 2002
DR-1604-00	Design review for off-premise signage	Approved by BCC	November 2000
VC-0962-95	Variance for signage for an existing restaurant	Approved by PC	July 1995
DR-1157-94	Design review for a patio enclosure for an existing restaurant	Approved by BCC	August 1994
UC-1744-93	Use permit for live entertainment for an existing restaurant	Approved by PC	November 1993

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR (AE-60 & AE-65)	Resort hotel
South	Entertainment Mixed-Use	CG (AE-65)	Hotel
East	Entertainment Mixed-Use	CG (AE-65)	Hotel & restaurant
West	Entertainment Mixed-Use	CR (AE-65)	Hotel

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

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Design Review

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.

Waiver of Development Standards & Design Review

While the proposed drive-thru stacking lane only accommodates 3 vehicles, staff finds that the proposed stacking lane meets the intent of Title 30, since it is not anticipated that more space will be necessary due to the nature of the business. Additionally, the applicant is providing dedicated overflow parking for the stacking lane in the event that there is an increase in the number of vehicles using the drive-thru. Staff also does not have a concern with the location of the proposed drive-thru window, as it faces more commercial development to the south. That being said, staff is concerned that the proposed route of the drive-thru queuing lane may negatively affect the shopping center overall. Staff finds that having the drive-thru starting from Paradise Road at the southeast corner of the site and navigating the patron's traffic from east to west instead of current design which navigates the traffic from west to east, or using the existing drive-thru lane to the east of the building as an entry and having the patrons travel west to get to the window may have prevented the vehicular conflicts that the current design will create. For these reasons, staff cannot support this request.

Staff Recommendation

Denial.

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

If approved:

- 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; 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

- No comment.

Fire Prevention Bureau

- No comment.

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.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ARC ONE ASSOCIATES, LLC

CONTACT: ARC ONE ASSOCIATES, LLC, PHOENIX, 1427 N. 3RD STREET, SUITE 100,
PHOENIX, AZ 85004

07/22/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-26-0313-MIRAGE PROPCO, LLC:

DESIGN REVIEW for a proposed theater expansion in conjunction with a previously approved resort hotel (Hard Rock Hotel & Casino) on a portion of 76.93 acres in a CR (Commercial Resort) Zone.

Generally located west of Las Vegas Boulevard South and south of Spring Mountain Road within Paradise. TS/hw/cv (For possible action)

RELATED INFORMATION:

APN:

162-16-214-002; 162-17-611-002; 162-17-711-002 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3400 Las Vegas Boulevard South
- Site Acreage: 1.55 (West Theater Addition)/76.93 (Hard Rock Site)
- Project Type: West Theater Addition
- Number of Stories: 5
- Building Height (feet): 126 (West Theater Addition)
- Square Feet: 178,850 (West Theater Addition)/4,490,822 (Overall Resort Hotel)
- Parking Required/Provided: 5,495/3,577 (Per Parking Demand Study)

History, Site Plan, & Request

The Hard Rock resort hotel was originally approved in March 2023 with UC-23-0031. This use permit allowed for the remodeling and conversion of the original Mirage hotel tower and podium building and the addition of a 660 foot tall guitar shaped hotel tower and include the permitting of new casino areas, retail spaces, restaurants, outside dining, entertainment areas, back-of-house spaces, and other accessory use. Since then, the following entitlements were approved:

- In November 2023, WS-23-0593 was approved and allowed for the removal of the previously existing pool area and animal exhibit and replace the area with a newly designed pool and cabana area. The northern porte-cochere was also removed and replaced.
- ADR-25-900496 was approved in July 2026 to modify the floor and landscape plans to increase the number of hotel rooms in the guitar tower, adjust the square footage of the

casino, street level area, check-in and pool level, the spa area, low-rise tenant areas, LVMPD security booth.

- ADR-26-900382 was approved for the strip front sportsbook area, additional retail, restaurant and back of house areas on the mezzanine level, addition of a Loop Station, and revising additional low-rise areas for future tenants.
- ADR-26-900383 was approved for the addition of the live theater, new pool buildings, new central plan, and reducing the square footage of the low-rise expansion, ballroom area and the retail area.

Due to the number of revisions and the amount of building area that has been added since WS-23-0593, a new design review is needed as the proposed changes no longer qualify for an administrative design review and to allow a review of required and provided on-site parking. The applicant is now requesting to add a 178,850 square foot west theater addition to the resort hotel.

The proposed west theater is located directly between the new pool area and the proposed live theater with the west theater 36 feet to the east of the pool area and 49 feet west of the proposed live theater. In the northwest corner of the proposed west theater, a retail space will be provided that will serve the new pool area. The new west theater will be attached to the existing hotel podium building and will be 47 feet from the south property line along a driveway that runs along the south property line. Access to the site will be provided by existing commercial driveways along Las Vegas Boulevard South and Sammy Davis Jr. Drive. Additional access and access to Spring Mountain Road is provided by private access drives through the Treasure Island resort hotel site to the north. With the addition of the west theater, the now 4,490,822 square foot Hard Rock resort hotel, with its variety of uses, will require 5,495 spaces with 3,577 spaces provided within shared self-parking, valet, and employee parking garages located to the north of the existing hotel podium and tower building. The applicant provided a parking demand study from a professional traffic operations engineer detailing that the number of provided space is sufficient for the site.

Landscaping

No new landscaping is required or being provided with this request with no modifications to the previously approved landscape plan being proposed.

Elevations

The proposed west theater will reach a height of 126 feet tall from finished grade to the top of the parapet. This portion of the building will be primarily constructed with white EIFS panels to match the exterior of the existing building. An upper pop-out is provided along the roofline to provide a cornice structure. Carve outs are provided along the base of the building to allow for loading dock access. Metal access doors are also provided along the south, northwest, and west façades.

Floor Plans

The plans show the interior of the proposed west theater area will contain 67,465 square feet of pre-function and backstage area, a 60,667 square foot auditorium area, 37,940 square feet of back-of-house space, and a 12,778 upper-level technical grid area for lighting and other show aspects. The plan shows the new theater will connect directly to an interior promenade area

within the interior of the existing podium building and a karaoke entertainment venue will be provided on the second floor.

Applicant's Justification

The theater will have a seating capacity of approximately 2,000 patrons. The theater will seamlessly integrate into the resort hotel and provide entertainment and hospitality options. The elevations are articulated; however, do not have a change every 50 feet on the south elevation as this portion of the building faces the Caesars Palace back area and is not visible to the public. Lastly, the applicant is seeking to update the parking provided for the resort and have provided a parking demand study certified by a professional traffic operations engineer supporting the 3,577 spaces provided.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-26-900383	Administrative design review to add a live theater and modify the pool area and other interior space of the approved Hard Rock	Approved by ZA	May 2026
ADR-26-900382	Administrative design review to add a sportsbook and additional retail, restaurant, and back-of-house area to Hard Rock plans	Approved by ZA	May 2026
ADR-25-900496	Administrative design review for modifications to the approved Hard Rock floor plans and landscape plan	Approved by ZA	July 2025
PA-24-700028	Plan amendment to the Las Vegas Valley Transportation map reducing the width of Las Vegas Boulevard South	Approved by BCC	January 2025
VS-24-0140	Vacation for a portion of Sammy Davis Jr. Drive driveway	Approved by PC	June 2024
WS-23-0593	Waiver of development standards and design review for a remodel of the Hard Rock pool area and northern porte-cochere area	Approved by BCC	November 2023
UC-23-0031	Use permit for a High Impact Project, resort hotel (Hard Rock), and associated uses	Approved by BCC	March 2023
DR-21-0443	Design review for a comprehensive sign package	Approved by BCC	October 2021
ADR-21-900297	Administrative design review for an outdoor patio	Approved by ZA	July 2021
UC-19-0859	Use permit for temporary commercial outdoor events	Approved by BCC	December 2019
DR-18-0647	Design review for façade changes to existing outdoor sales structure/booth	Approved by BCC	October 2018
AR-18-400147 (UC-0283-17)	First application for review of an outdoor sales structure/booth	Approved by BCC	July 2018
UC-0283-17	Use permit for an outdoor sales structure/booth for Mirage Resort Hotel	Approved by BCC	June 2017

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0596-12	Design review for a comprehensive sign package	Approved by BCC	November 2012
TM-0221-08	Tentative map for a 1 lot commercial subdivision	Approved by PC	February 2009
UC-2055-04	Use permit to remodel and expand the existing Mirage Resort Hotel including signage	Approved by PC	January 2005
DR-1047-03	Design review for 67 foot high pedestrian bridge connection	Approved by BCC	August 2003
VC-2030-98	Variance for a pedestrian bridge connecting the Treasure Island, The Mirage, and the Venetian Resort Hotels	Approved by BCC	August 1998
VC-894-92	Variance for 37,000 square feet of signs	Approved by PC	December 1992

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Treasure Island Resort Hotel & Fashion Show Mall
South	Entertainment Mixed-Use	CR	Caesars Palace Resort Hotel
East	Entertainment Mixed-Use	CR	Venetian, Palazzo, & Harrah's Resort Hotels
West	Business Employment	IL	Office/warehouse, outside storage, & parking lot

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**Design Review

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.

Overall, the proposed west theater will have a similar architectural theme and color palette to the existing resort hotel and will continue the overall theme of the site. The proposed theater building is generally attractive and similar in scale and size to the buildings in the surrounding area. The proposed location of the site is within unused back-of-house areas and will activate the area between the existing Caesars Palace and the proposed Hard Rock and will screen the higher

activity areas at the back of the site from the Las Vegas Boulevard South right-of-way. The building is situated well over 500 feet from the Las Vegas Boulevard South right-of-way and should not impact any existing pedestrian pathways or traffic circulation areas. The proposed theater addition will not impact any existing landscaping. The addition is also well integrated into the existing building and new points of access to the overall site will not be required. While the site is well under parked, the provided parking demand study reinforces the claim the site is sufficiently parked for the proposed size and uses on the overall site. Finally, the proposed use of the site with the additional theater space is complementary with the uses in the area. Given these reasons, staff can support this request.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(j) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

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 that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; that 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; 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

- Drainage study and compliance.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;

- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation. The Determination of No Hazard must not be expired.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0576-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: HR LAS VEGAS OWNER, LLC

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