

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-25-0245-CP LV PROPERTY OWNER, LLC & GK LAS VEGAS LP LEASE:

DESIGN REVIEW for a proposed dayclub expansion on a 1.0 acre portion of an 80.13 acre site in conjunction with an existing resort hotel (Caesars Palace) in a CR (Commercial Resort) Zone.

Generally located on the west side of Las Vegas Boulevard South and the north side of Flamingo Road within Paradise. TS/hw/kh (For possible action)

RELATED INFORMATION:

APN:

162-17-710-002; 162-17-710-004 through 162-17-710-005; 162-17-810-002 through 162-17-810-004; 162-17-810-009 through 162-17-810-010

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3570 Las Vegas Boulevard South
- Site Acreage: 1.0 (proposed dayclub expansion)/80.13 (overall acreage for the existing resort hotel)
- Project Type: Dayclub expansion
- Number of Stories: 3
- Building Height (feet): 51
- Square Feet: 46,210
- Parking Required/Provided: 7,817/8,054

Site Plans

The plans depict an existing resort hotel (Caesars Palace) on 80.13 acres located on the west side of Las Vegas Boulevard South and the north side of Flamingo Road. A 46,210 square foot dayclub/nightclub expansion is proposed on the east-central portion of the site along the Las Vegas Boulevard South frontage. The proposed dayclub building will be detached from the existing resort hotel building but a 78 foot long pedestrian bridge will allow access to the existing resort hotel through the existing nightclub within the main resort hotel building complex. The proposed building will be placed on the site of an existing parking lot located between an existing water fountain feature and the main entry to the site named "Caesars Palace Drive." The proposed building will be set back between 44 feet and 48 feet from the Las Vegas Boulevard South to the east and 78 feet from the existing resort hotel building to the west. The building will be located outside of existing pedestrian access and roadway easements. Parking

will be provided through the existing parking garages and other lots on the site. A total of 7,817 parking spaces will now be required with the dayclub expansion and 8,054 parking spaces will be provided throughout the site. Access to the site will remain unchanged with 2 access driveways located along Las Vegas Boulevard South, 1 access driveway located along Flamingo Road, and 4 access driveways located along Frank Sinatra Drive.

Landscaping

Landscaping on-site will generally remain unchanged with the exception for the street landscaping directly in front of the building. The street landscaping will be place within existing planters located behind the sidewalk along Las Vegas Boulevard South. Within these planters, will be 8 new Swan Hill Olive (*Olea Europaea*) trees and 3 new Bay Laurel (*Laurus Nobilis*) trees for a total of 11 new trees. Additionally, 3 existing trees will remain in place for a total of 14 medium street trees where 14 medium trees are required. Additional, shrubs will be provided in a planter along the north portion of the site and 4 Swan Hill Olive trees will be provided within the building itself, as well.

Elevations

The exterior of the building will primarily consist of white painted stucco with building pop-outs and articulations which emulate Roman-style columns and arches with cornices and keystones. The building will be 51 feet tall to the top of the canopy roof and 38 feet to the top of tallest permanent portion of the building. The roof will mostly be flat with metal caping, however, a large white removeable canopy will be located over the central portion of the building and will consist of a PVC membrane with white aluminum supports. The main entrance to the building will be in the northwest corner of the building and is called out by a larger building section with larger archway articulation perforated metal accents. All railing within the building will be glass railings with metal supports. The proposed pedestrian connection bridge will be 26 feet to 27 feet tall and will span over an existing drive aisle to the west of the building. The pedestrian bridge will have the same Roman-style columns and arches architecture as the proposed dayclub building and the existing resort hotel. The bridge will have a clearance of 16 feet to 17 feet with the viaduct portion of the bridge being 10 feet tall.

Floor Plans

The plans show the proposed 46,210 square foot dayclub will consist of 3 floors with the upper floors containing most of the seating space within the proposed building. The upper floors will consist of a pool deck level and an upper terrace level. The pool deck level will contain 2 main pools, with 1 being 869 square feet and the other 1,103 square feet, located in the center of the building with 2 plunge pools, 440 square feet each, on either side of the pools. The surrounding pool deck will contain spaces for booths and chairs with cabana structures along the exteriors of the building. Bar and service areas will be located to the south of the pool area with a large DJ platform also located south of the pool. Large locker room and bathroom areas are provided to the north of the bar area. Kitchen space is provided in the northeast portion of the building with electrical and other support rooms positioned at the very north and south portions of the building. The terrace area will be located above the locker room and kitchen area in the north end of the building. This level contains tiered seating areas, a bar, and table areas. On the lower level are pool equipment and support areas in the northwest portion of the building, as well as entrance

and lobby areas. The pedestrian bridge will provide access to the existing nightclub on the terrace level of the building.

Applicant's Justification

The proposed project will support and enhance the entertainment offerings on the site. Furthermore, the project was designed to be harmonious with the existing structures on the site and is compatible with adjacent developments. After development of the proposed project, the site will have 237 excess parking spaces. In addition, the proposed dayclub will include 2,852 square feet of new pool space. This resort hotel is allowed 49,508 square feet of water surface area, and currently there are 23,187 square feet of pool area.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-24-700028	Amended the Transportation Element to reduce the right-of-way width of Las Vegas Boulevard South from 200+ feet to 150+ feet	Approved by BCC	January 2025
ADR-24-900266	Addition of EV chargers to existing parking garage	Approved by ZA	May 2024
UC-20-0547	Monorail (Vegas Loop) alignment and above and below grade stations	Approved by BCC	October 2021
UC-20-0546	Monorail (Vegas Loop) alignment	Approved by BCC	October 2021
DR-20-0117	Modified an approved comprehensive sign package including wall signs and animated signs	Approved by ZA	March 2020
UC-18-0860	Recreational/events center with modifications to an approved comprehensive sign package	Approved by BCC	December 2018
DR-18-0632	Modified an approved comprehensive sign package including wall signs and animated signs	Approved by BCC	October 2018
UC-18-0142	Building addition with outside dining and drinking	Approved by BCC	April 2018
WS-1059-17	Modified an approved comprehensive sign package including proposed roof signs	Approved by BCC	January 2018
UC-0738-17	Temporary outdoor commercial event for longer than 10 days, access to modular building from the exterior of a resort hotel, and allowed roof signs on modular building	Approved by BCC	September 2017
UC-0291-17	Addition to an existing restaurant with outdoor improvements	Approved by BCC	June 2017
VS-0643-16	Vacated and abandoned a 15 foot wide pedestrian access easement adjacent to the Forum Shops subject to dedicating a new 15 foot wide pedestrian access easement	Approved by PC	November 2016
UC-0361-16	Modified an approved comprehensive sign package and outdoor improvements to an existing shopping center (Forum Shops)	Approved by BCC	July 2016

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0660-15	On-premises consumption of alcohol and outside dining and drinking, with a design review for an exhibition/convention building, a solar canopy, and solar trees in conjunction with an existing resort hotel (Caesars Palace) - expired	Approved by BCC	November 2015
UC-1003-14	Modified an approved comprehensive sign package, increased wall sign area, and increased animated sign area in conjunction with an existing resort hotel (Caesars Palace)	Approved by BCC	February 2015
DR-0895-14	Temporary outdoor commercial event (ice skating rink) for longer than 10 days - expired	Approved by BCC	January 2015
UC-0702-13	Modified and expanded an existing shopping center (Forum Shops) - expired	Approved by BCC	December 2013
DR-0615-11	Modified an approved comprehensive sign package to include all existing, approved, and new signage for Caesars Palace	Approved by BCC	March 2012
UC-0319-05 (ET-0113-07)	First extension of time for freestanding banner signs	Approved by BCC	June 2007
DR-0378-06	Wall signs	Approved by BCC	April 2006
UC-0319-05	18 freestanding banner signs located on the Forum Shop building that fronts Las Vegas Boulevard South	Approved by BCC	April 2005
UC-0104-05	Exterior entries to an outside dining area and increased signage in conjunction with this existing resort hotel	Approved by BCC	March 2005
DR-0862-02	Freestanding animated signs	Approved by BCC	August 2002
UC-0744-99 (ET-0209-00)	First extension of time for an on-premises sign	Approved by PC	July 2000
UC-0744-99	On-premises sign in conjunction with a resort hotel that deviated from improvement standards for sign height and sign area - approved by the Planning Commission in July 1999 and amended in December 1999	Approved by PC	December 1999
UC-0744-99	On-premises sign in conjunction with a resort hotel that deviated from improvement standards for sign height and sign area - approved by the Planning Commission in July 1999 and amended in December 1999	Approved by PC	December 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Hard Rock Resort Hotel
South	Business Employment	CR	Bellagio Resort Hotel
East	Entertainment Mixed-Use	CR	Harrah's, Linq & Flamingo Resort Hotels
West	Entertainment Mixed-Use	IL	Office/warehouse complex

*The I-15 right-of-way is directly west of the subject site.

Related Applications

Application Number	Request
SDR-25-0246	A sign design review for animated and non-animated wall signs is a companion item on this agenda.

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 dayclub structure will have a similar architectural theme and color palette to the existing resort hotel and will continue the overall Roman palace theme of the site. The proposed dayclub 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 an unused parking area on the site and will activate the frontage along Las Vegas Boulevard South. The building is placed nearly 50 feet from the Las Vegas Boulevard South right-of-way, which should maintain existing pedestrian pathways and prevent an over massing of structures along the right-of-way. Additionally, maintenance of existing landscaping and provision of new landscaping should also help to reduce the visual appearance of the building from the street and make the overall pedestrian realm more appealing. The proposed use of the site as a dayclub is complementary with the uses in the area. Given these reasons, staff can support this request.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- 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

- Drainage study and compliance;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Las Vegas Boulevard improvement project;
- 90 days to record said separate document for the Las Vegas Boulevard improvement project;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Bellagio Pedestrian Bridge improvement project;
- 90 days to record said separate document for the Bellagio Pedestrian Bridge improvement project.

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 #0140-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: TOUCH, LLC

CONTACT: REBECCA MILTENBERGER, BROWNSTEIN, HYATT, FARBER, &
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