

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 to be replaced 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 with 2,000 seats, 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(ii) 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: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: HR LAS VEGAS OWNER, LLC

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