

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0641-SG ISLAND PLAZA, LLC ETAL & NAKASH SHOWCASE II, LLC:

WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks.

DESIGN REVIEW for the existing and proposed retail kiosks in conjunction with an existing shopping center (Showcase Mall) on a 1.82 acre portion of a 6.0 acre site in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay.

Generally located east of Las Vegas Boulevard South and north of Tropicana Avenue within Paradise. JG/rg/cv (For possible action)

RELATED INFORMATION:

APN:

162-21-301-014; 162-21-401-005; 162-21-401-007; 162-21-401-023; 162-21-401-028; 162-21-401-029

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the front setback for Kiosk #1 to 3 feet where 10 feet is required per Section 30.02.17 (a 70% reduction).
- b. Reduce the front setback for Kiosk #2 to 6 feet where 10 feet is required per Section 30.02.17 (a 40% reduction).
- c. Reduce the front setback for Kiosk #3 to 6 feet where 10 feet is required per Section 30.02.17 (a 40% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3785 & 3791 Las Vegas Boulevard South
- Site Acreage: 1.82 (portion)/6 (overall site)
- Project Type: Retail kiosks in conjunction with the Showcase Mall
- Building Height (feet): Up to 13 (Kiosks)

History & Site Plan

The existing kiosk (Kiosk #1) is located on APN 162-21-401-007 and is in conjunction with the Showcase Mall. The retail kiosk was originally approved via UC-0125-14 by the Board of County Commissioners in September 2014 with a condition requiring 1 year to commence and review as a public hearing. Subsequently, the applicant applied for an application for review (AR-400068-15) and was approved for a review until September 17, 2018. A subsequent

application, AR-18-400206, was also approved which included a condition requiring another review until September 17, 2023. The required third application of review did not occur, resulting in the expiration of UC-0125-14.

The site plan identifies the existing kiosk (Kiosk #1) for Tix4 Everything is located south of the 2 proposed retail kiosks to the north. The kiosk is set back 3 feet from the right-of-way and is adjacent to the RTC bus shelter along Las Vegas Boulevard. Two additional kiosks (Kiosk #2 and #3) are proposed to replace the current subway entrance which is being redesigned and will be set back 6 feet from the right-of-way.

Elevations

The two proposed kiosks are modular, freestanding structures up to 10 feet high, constructed from stitch-welded steel plate over a metal stud frame with flat and radius metal panel cladding. Each unit includes roll-up access doors, modular shelving, display cabinetry, forklift pockets, and wall-mounted air conditioning units.

The submitted photographs show the existing kiosk is a modular, freestanding structure with the height measuring up to 12 feet. The material comprises of metal with flat roof and sectional door facing east towards the Showcase Mall. The elevation of the kiosk is covered by vinyl wrap as part of the wall sign with red texture color, which is not a part of this application.

Floor Plans

The proposed kiosks comprise of 160 square foot each, includes a single-room layout with a roll-up access door, interior shelving along the walls, and display cabinetry. The existing kiosk measures up to 258 square feet.

Applicant's Justification

The applicant requested to re-establish entitlements for an existing kiosk previously approved under UC-0447-09 and UC-0125-14, which expired in September 2023. The kiosk remains in place and requires a 3 foot setback waiver from Las Vegas Boulevard South, positioned behind an existing bus shelter. Two additional kiosks are proposed to be located in the area of the current subway entrance, which would be removed and filled with stamped concrete. Each unit includes dual entry doors to avoid queuing within the pedestrian easement. Setback waivers of 6 feet are requested, with all kiosks maintaining over 18 feet of clearance from the adjacent building.

Prior Land Use Requests

Application Number	Request	Action	Date
SDR-25-0725	Sign design review for increase of the wall sign area, and increase the number of electronic signs	Scheduled to BCC	December 2025
SDR-25-0549	Sign design review to increase the height of freestanding sign, reduce setback	Approved to BCC	September 2025
SDR-24-0637	Sign design review to increase the area of an electronic sign, increased area of wall signs and allowed roof signs	Approved by BCC	January 2025

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0372	Increased the number of animated signs, increased wall sign area, and a design review for modifications to a previously approved comprehensive sign package	Approved by BCC	August 2023
WS-23-0108	Reduced setbacks, projecting signs, and modifications to an approved comprehensive sign package	Approved by BCC	May 2023
WS-22-0099	Roof signs, encroachment into airspace and modifications to an approved comprehensive sign package (Brewdog Brew Pub)	Approved by BCC	April 2022
UC-22-0066	Brew pub, craft distillery, and outside dining and drinking	Approved by BCC	April 2022
WS-21-0607	Modification to an approved comprehensive sign plan (Fly Over Las Vegas)	Approved by BCC	December 2021
VS-21-0608	Vacated and abandoned a portion of a pedestrian easement which includes air space (11 feet above existing grade) and a portion of the ground easement area (Fly Over Las Vegas signage recorded)	Approved by BCC	December 2021
WS-21-0312	Modification to an approved comprehensive sign plan (Olive Garden)	Approved by BCC	August 2021
WS-21-0231	Modification to an approved comprehensive sign plan (Raising Canes Restaurant)	Approved by BCC	July 2021
WS-21-0117	Modification to an approved comprehensive sign plan (T-Mobile projecting sign)	Approved by BCC	June 2021
WS-21-0019	Modification to an approved comprehensive sign package to increase wall sign area	Approved by BCC	March 2021
WS-19-0866	Amended sign plan for the Showcase Mall	Approved by BCC	December 2019
WS-19-0837	Modification to an approved comprehensive sign plan (Burlington)	Approved BCC	December 2019
WS-21-0117	Modification to an approved comprehensive sign plan (T-Mobile projecting sign)	Approved by BCC	June 2021
WS-21-0019	Modification to an approved comprehensive sign package to increase wall sign area	Approved by BCC	March 2021
WS-19-0866	Amended sign plan for the Showcase Mall	Approved by BCC	December 2019
WS-19-0837	Modification to an approved comprehensive sign plan (Burlington)	Approved BCC	December 2019
WS-19-0239	Amended sign plan for the Showcase Mall	Approved by BCC	May 2019
AR-18-400206 (UC-0125-14)	Second application review for UC-0125-14 - expired	Approved by BCC	November 2018

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0245	Amended sign plan for the Showcase Mall	Approved by BCC	May 2018
WS-18-0165	Reduced parking and design review for modifications to a parking lot in conjunction with an approved expansion of the Showcase Mall	Approved by BCC	April 2018
DR-0819-17	Remodeled and modified entrance of a retail space for the Designer Shoe Warehouse in the Showcase Mall	Approved by BCC	November 2017
UC-0657-17	Expansion of the Showcase Mall	Approved by BCC	September 2017
AR-400068-15 (UC-0125-14)	First application review for UC-0125-14 - expired	Approved by BCC	October 2015
UC-0125-14	Use permit for retail sales/display, waiver of development standards to allow retail uses not within a permanent enclosed building, reduced setbacks, allow a roof sign and design review for outdoor sales structure/booth in conjunction with an existing shopping center (Showcase Mall) - expired	Approved by BCC	September 2014
WS-0410-13	Modification to an approved sign package	Approved by BCC	August 2013
ET-400047-13 (WS-0104-11)	First extension of time for modifications to an approved sign package	Approved by BCC	July 2013
WS-0154-13	Modifications to an approved sign package	Approved by BCC	May 2013
WS-0683-12	Reduce setbacks and eliminate landscaping for new access and entry features	Approved by BCC	January 2013
WS-0332-12	Modifications to an approved sign package	Approved by BCC	August 2012
WS-0104-11	Modifications to an approved sign package	Approved By BCC	May 2011
UC-0447-09 (ET-400097-10)	First extension of time to review an outdoor retail sales structure/booth - until June 16, 2012 to review as a public hearing and no solicitation – expired	Approved by BCC	August 2010
UC-0447-09	Outdoor retail sales structure/booth and roof sign subject to 9 months to review as a public hearing, ticket sales only, and hours of operation limited to 8:00 a.m. to 9:00 pm. - expired	Approved by BCC	September 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Shopping center (Boulevard Mall)
South & West	Entertainment Mixed-Use	CR (AE-60)	MGM Grand Resort Hotel
East	Entertainment Mixed-Use	CR (AE-60)	MGM Grand Resort Hotel

Related Applications

Application Number	Request
SDR-25-0642	Sign design review for signage for the existing and proposed retail kiosks 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

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.

The applicant is seeking waivers under Title 30 to reduce the required 10-foot front setback to 3 feet for an existing kiosk (Kiosk #1) and 6 feet for two proposed kiosks (Kiosks #2 and #3). These reductions accommodate the placement of kiosks within an existing pedestrian realm, with a resulting width of more than 18 feet after the placement of them, while maintaining adequate separation from adjacent structures. The proposed setbacks align with existing site conditions, and do not obstruct pedestrian flow or access to public infrastructure. Therefore, staff recommends approval.

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.

The proposed kiosk structures have been reviewed for compatibility with adjacent development and overall harmony within the surrounding area. The modular design, consistent height, and use of metal panel cladding reflect existing site conditions and integrate appropriately with nearby commercial elements. Elevations and architectural features are clean and functional, without unsightly or undesirable characteristics. The placement of the kiosks preserves pedestrian circulation and maintains adequate separation from adjacent buildings and public infrastructure. No adverse impacts to site access or neighborhood traffic are anticipated. Therefore, staff recommends approval of 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

- 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

- 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

- 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: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: WESTGATE RESORTS, INC.

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