

06/06/23 PC AGENDA SHEET

MARKETPLACE
(TITLE 30)

LAS VEGAS BLVD S/HARMON AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-23-500043-MKTSLVBL, LLC:

TENTATIVE MAP for a commercial subdivision on 1.3 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the north side of Harmon Avenue and the east side of Las Vegas Boulevard South within Paradise. JG/rk/syp (For possible action)

RELATED INFORMATION:

APN:

162-21-214-005

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3717 Las Vegas Boulevard S.
- Site Acreage: 1.3
- Number of Lots: 1
- Project Type: Commercial subdivision

The plan depicts a 1 lot commercial subdivision on a 1.3 acre site which is a part of an existing shopping center (Harmon Corner). Access to the site is from driveways on Las Vegas Boulevard South and Harmon Avenue.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|------------------------------|--|-----------------|----------------|
| UC-22-0238 | Modifications to an approved comprehensive sign package and increased animated sign area in conjunction with an existing shopping center (Harmon Corner) | Approved by BCC | June 2022 |
| UC-21-0646 | Various uses within the mall and allowed outdoor kiosks for retail sales | Approved by BCC | December 2021 |
| AR-21-400125 (UC-20-0169) | First application for review of retail sales as a primary use/kiosks | Approved by BCC | September 2021 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|---|-----------------|--------------|
| VS-20-0271 | Vacated and abandoned easements along with right-of-way for Harmon Avenue and Las Vegas Boulevard South | Approved by BCC | August 2020 |
| UC-20-0169 | Allowed retail sales as a primary use outside/kiosks | Approved by BCC | June 2020 |
| UC-19-0408 | Recreational facility in conjunction with a shopping center | Approved by BCC | July 2019 |
| VS-18-0155 | Vacated and abandoned a public access easement (driveway) | Approved by PC | April 2018 |
| WS-1029-17 | Reduced parking, façade changes, and a mezzanine addition to the existing shopping center | Approved by BCC | January 2018 |

There have been numerous land use applications for various uses on the property; listed above are the more recent applications submitted on the site.

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|--------------|----------------------------------|------------------------|--|
| North & East | Commercial Tourist | H-1 | Planet Hollywood Resort Hotel & Miracle Mile shopping center |
| South | Commercial Tourist | H-1 | Commercial building (former Harley Davidson Café) & parking garage |
| West | Commercial Tourist | H-1 | CityCenter & The Cosmopolitan Resort Hotel |

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Comprehensive Planning**

This request meets the tentative map requirements as outlined in Title 30.

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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for

conformance with the regulations in place at the time of application; 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; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- No comment.

Comprehensive Planning - Addressing

- 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: RON HALL

CONTACT: DION SPENARD, 6345 S. JONES BLVD, SUITE 100, LAS VEGAS, NV 89118