

06/21/23 BCC AGENDA SHEET

RESTAURANT  
(TITLE 30)

HARMON AVE/LAS VEGAS BLVD S

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-23-0247-ACE A PROPCO:**

**DESIGN REVIEW** for exterior facade modifications to an existing restaurant on a portion of 61.4 acres in conjunction with a resort hotel (CityCenter) in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the southwest corner of Las Vegas Boulevard South and Harmon Avenue within Paradise. JG/sd/syp (For possible action)

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RELATED INFORMATION:

**APN:**

162-20-711-008

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3414 & 3716 Las Vegas Boulevard South
- Site Acreage: 61.4 (portion)
- Project Type: Restaurant exterior modifications

**Site Plan**

The plans depict modifications to an existing lease space within the CityCenter Resort Hotel complex, including the combination of 2 restaurants. The proposed expansion also includes a new second floor space with a new cantilevered balcony. The second floor mezzanine will have restricted access through the restaurant via a dedicated stairwell or dedicated elevator. The second floor area is currently used as an office and will be expanded and converted into a dining area with a dedicated bar. The second floor exterior balcony is designed to extend out approximately 8.5 feet from the building and will be a minimum of 10 feet above the sidewalk. This area is for general seating and is not outside dining per Title 30. The site plan shows the existing 15 foot wide public sidewalk easement, and no modification is requested for this easement. The balcony, as shown on the site plan does not encroach into the 15 foot wide by 10 foot high pedestrian easement. Access to the resort hotel is from Las Vegas Boulevard South, Harmon Avenue, and Frank Sinatra Drive.

### Landscaping

Landscaping is not a part of this application.

### Floor Plans

The plans show the first floor level contains 7,479 square feet and the new expanded balcony will contain 2,638 square feet for a total of 10,117 square feet. The interior portion of the restaurant includes kitchen, bar, seating area, and restrooms with the mezzanine which will be utilized for dining only. The kitchen, preparation area, and restroom are located behind the customer service area.

### Elevations

The plans depict exterior material changes to include a curtain wall of glass or accordion window doors with exterior flat panels to match the existing building exterior, interior window glazing where windows are shown on the plans and glass film to be installed on the interior of the exterior storefront windows. The proposed folding or accordion window doors will be located along the first or bottom floor and can be opened during business hours. The second floor mezzanine terrace will include a railing to match any existing railings on-site with see through glass with tile flooring.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The request is to modify the existing lease spaces and front elevation to include new double door main entry with accordion doors that provide access to ground floor and will also include the addition of a cantilevered second floor balcony. The site plan shows the existing 15 foot wide public sidewalk easement, and no modification is requested for this easement. The balcony is shown on the site plan exhibit and does not encroach into the 15 foot wide by 10 foot high pedestrian easement.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-21-0482	Amend the comprehensive sign plan to include signage for an approved shopping center	Approved by BCC	November 2021
UC-21-0382	Shopping center in conjunction with the CityCenter Resort Hotel	Approved by BCC	August 2021
DR-20-0136	Building modifications including changes to the entrance of an existing lease space in conjunction with a resort hotel (CityCenter)	Approved by ZA	March 2020
UC-0749-13	Recreational facility (T-Mobile Arena), fairgrounds, retail sales, restaurants, on-premises consumption of alcohol, accessory commercial uses, and parking reduction that combined parking for CityCenter, New York-New York, Monte Carlo, and the T-Mobile Arena	Approved by BCC	January 2014

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0364-09	Reduced parking for project CityCenter and the Monte Carlo Resort Hotel	Approved by BCC	July 2009
UC-0341-09	Reduced setbacks from right-of-way to outside dining area	Approved by BCC	June 2009
UC-0712-08	Comprehensive sign plan	Approved by BCC	August 2008
DR-0711-08	Landscaping additions (public art)	Approved by BCC	August 2008
UC-0669-07	Increased height of a high rise tower in conjunction with a resort hotel	Approved by BCC	July 2007
UC-0281-07	Increased height of 4 high rise towers in conjunction with a resort hotel	Approved by BCC	April 2007
DR-0290-07	Modified the retail portion of an approved resort hotel	Approved by BCC	April 2007
WS-0007-07	Allowed a pedestrian grade system at the intersection of Las Vegas Boulevard South and Harmon Avenue	Approved by BCC	February 2007
DR-1436-06	Landscaping	Approved by BCC	November 2006
UC-1336-06	Modified an approved resort hotel, waiver for non-standard improvements in a right-of-way and landscaping	Approved by BCC	November 2006
UC-0712-06	Modified an approved resort hotel	Approved by BCC	June 2006
UC-0711-06	Modified an approved resort hotel	Approved by BCC	June 2006
UC-0013-06	Resort hotel	Approved by BCC	March 2006

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Entertainment Mixed-Use	H-1	Cosmopolitan Resort Hotel
South & West	Entertainment Mixed-Use	H-1	CityCenter Resort Hotel
East	Entertainment Mixed-Use	H-1	Harmon Corner shopping center

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Comprehensive Planning**

The proposed modifications to an existing restaurant space is harmonious and compatible with surrounding development common in a Resort Hotel and is not unsightly, undesirable, or noxious. The architecture of the proposed restaurant exterior modification is consistent with the surrounding retail uses within the existing resort hotel (CityCenter). The plans depict no encroachment into the existing pedestrian easement that is located along the sidewalk outside the entrance, nor will the easement be infringed or altered that would affect pedestrian circulation. The upgrades will have a positive impact on the surrounding area and will be compatible to the surrounding area; therefore, 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**

- Applicant is advised that any outside dining requires approval of a special use permit; 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 this application must commence within 2 years of approval date or it will expire.

### **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:** SARA KOEPNICK

**CONTACT:** SARA KOEPNICK, LV PERMITS, 5596 VICTORIA REGINA AVENUE, LAS VEGAS, NV 89139