

05/06/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-25-0235-VEGAS DEVELOPMENT LAND OWNER, LLC:**

**DESIGN REVIEW** for a proposed restaurant on a portion of 14.1 acres in a CR (Commercial Resort) Zone.

Generally located on the northeast corner of Harmon Avenue and Audrie Street within Paradise. JG/mh/cv (For possible action)

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RELATED INFORMATION:

**APN:**

162-21-202-005 ptn

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 110 E. Harmon Avenue
- Site Acreage: 14.1 (portion)
- Project Type: Restaurant
- Number of Stories: 1
- Building Height (feet): 23
- Square Feet: 7,000
- Parking Required/Provided: 47/64

**Site Plans**

The plans depict a building that is being converted from a bank to a proposed restaurant. The existing bank building was approved on the site via UC-0115-88. An existing drive-thru overhang is proposed to be demolished as part of the conversion, while a driveway that wraps around the south side of the building will remain. The site is accessed via existing commercial driveways along Harmon Avenue to the south and Audrie Street to the west. The building is set back 36 feet from the south property line and 74 feet from the west property line. The parking areas are located on the north and east sides of the building, with 64 existing parking spaces provided where 47 parking spaces are required. The applicant is not proposing any site changes or additions other than the exterior modifications to the building.

### Landscaping

The photos provided depict existing street landscaping along Harmon Avenue and Audrie Street, consisting of trees, shrubs, and groundcover. There is also existing parking area landscaping, along with additional landscaping located around the building. The applicant is not proposing any new landscaping for the site.

### Elevations

The plans depict an existing 1 story, 23 foot high building featuring a variable roofline consisting of asphalt shingles and brown plastic bamboo. The building features a white stucco frame with a brown plastic bamboo finish and yellow plastic fetches on the exterior siding. A design review is required since the applicant is proposing building materials that are not permissible per Section 30.04.05D of Title 30.

### Floor Plans

The plans depict a 7,000 square foot restaurant with an entry lobby, retail area, several dining areas, a bar area with seating, restrooms, kitchen, storage room, locker room, office, janitorial closet, and utility rooms.

### Applicant's Justification

The applicant states that the proposed design will not alter the structural integrity or existing dimensions of the building, nor will any existing materials be removed. The current stucco exterior will remain intact, while plastic bamboo will be affixed to the exterior walls of the building. The conversion of the building to a restaurant use will be harmonious with the surrounding area and is compliant with Policies 5.1.5 and 5.5.3 of the Master Plan.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-23-0173	Use permits for a recreational facility with accessory commercial uses	Approved by BCC	June 2023
UC-20-0547	Use permit for a monorail and entrance structures	Approved by PC	October 2021
UC-18-0036	Use permits for a recreational facility and live entertainment	Approved by BCC	March 2018
UC-0780-16	Use permits for temporary outdoor commercial events with increased noise levels and live entertainment	Approved by BCC	December 2016
ET-400346-00 (DR-1438-99)	First extension of time for a traffic study and monorail on a fixed above grade guideway	Approved by BCC	October 2000
ET-400344-00 (UC-1170-99)	First extension of time for a use permit for a monorail on a fixed above ground guideway	Approved by BCC	October 2000
DR-1438-99	Design review for a traffic study and monorail on a fixed above grade guideway	Approved by BCC	November 1999

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-1170-99	Use permit for a monorail on a fixed above ground guideway	Approved by BCC	October 1999
UC-1149-99	Use permit to relocate an existing overhead power transmission line	Approved by PC	September 1999
UC-1381-98	Use permit for a monorail on a fixed above ground guideway	Approved by BCC	December 1998
UC-0890-98	Use permit to deviate from improvement standards to permit a maximum 18 foot high wall where a maximum of 9 feet is permitted	Approved by PC	July 1998
UC-0065-98	Use permit to deviate from improvement standard to permit temporary commercial outdoor special events, temporary structures, and reduced parking	Approved by PC	February 1998
VS-1261-97	Vacation and abandonment of right-of-way being a portion of Audrie Street	Approved by BCC	December 1997
UC-0377-97	Use permit for a temporary reduction in parking	Approved by PC	April 1997
UC-0285-97	Use permit for a shopping center and deviation from improvement standards	Approved by PC	April 1997
UC-0310-96	Use permit for a resort hotel and casino	Approved by PC	May 1997
DR-1515-94	Design review for monorail stations, maintenance building, and parking	Approved by BCC	October 1994
UC-0325-94	Use permit for a monorail and transit terminals, including pedestrian escalators, and a variance to permit zero foot side yard setbacks	Approved by BCC	May 1994
VC-0431-94	Variance to permit outdoor commercial activity	Approved by PC	April 1994
WT-0335-94	Waiver to allow encroachments into the existing right-of-way for an elevated monorail/tram and support columns	Approved by BCC	April 1994
VC-1942-93	Variance for a plaza entryway expansion to an existing hotel and casino, along with signage, reduced parking, laser light displays, and temporary barrier fencing	Approved by PC	December 1993
UC-0115-88	Use permit for a credit union office building with drive-thru teller facilities	Approved by PC	May 1988

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Entertainment Mixed-Use	CR	Horseshoe Las Vegas Hotel & Casino
South	Entertainment Mixed-Use	CR (AE-60)	MGM Signature
East	Entertainment Mixed-Use	CR (AE-60)	Elite Medical Center hospital & parking lot
West	Entertainment Mixed-Use	CR	Hilton Club Elara Las Vegas, Planet Hollywood Las Vegas Resort & Casino, & Paris Las Vegas Resort & Casino

**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.

Staff finds that the proposed restaurant conversion is a suitable use for this site and is compatible with existing development in the surrounding area. While the plastic bamboo material is inconsistent with the standard building materials in Title 30, staff does not anticipate any adverse effects resulting from the alternative material, particularly because the stucco frame of the building will remain intact. The restaurant conversion is also consistent with Policy 5.1.5 of the Master Plan, which encourages reinvestment in declining or vacant commercial centers through the adaptive reuse or redevelopment of blighted properties. For 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**

- 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**

- 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 Harmon Avenue improvement project;
- 90 days to record said separate document for the Harmon Avenue improvement project.

### **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:** SUN CITY GENERAL CONTRACTING

**CONTACT:** SUN CITY GENERAL CONTRACTING, 6635 BADURA AVENUE #120, LAS VEGAS, NV 89118