

06/04/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-25-0292-PARIS LV OPERATING CO, LLC:

DESIGN REVIEW for exterior modifications in conjunction with an existing resort hotel (Paris Las Vegas) on 24.01 acres in a CR (Commercial Resort) Zone.

Generally located on the east side of Las Vegas Boulevard South, 500 feet south of Flamingo Road within Paradise. JG/r/r/kh (For possible action)

RELATED INFORMATION:

APN:

162-21-102-003 through 162-21-102-005

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3655 Las Vegas Boulevard South
- Site Acreage: 24.01
- Project Type: New canopy
- Number of Stories: 1
- Building Height: 12 feet 8 inches (canopy)
- Square Feet: 482 (canopy)

Site Plan

The plan indicates tenant spaces within the base of the western leg of the Eiffel Tower replica at the Paris Las Vegas resort hotel. One of the tenant spaces will be remodeled for a restaurant. The plans indicate a new canopy will be located in front of the northwest entrance to the building located within the base of the tower leg. The canopy is set back 13 feet 6 inches from the property line along Las Vegas Boulevard South, 6 feet 3 inches from a pedestrian access easement, and 3 feet 3 inches from the shy zone. The support columns for the canopy are proposed to be surrounded by 2 new planters. Existing ticket machines located along the edge of the canopy will remain in place. A queueing plan indicates room for 34 persons to queue between stanchions located along the north and east sides of the building away from the pedestrian access easement.

Landscaping

The plans indicated 2 existing planters with Southern Live Oak trees with 6 inch calipers. Due to the location of the proposed canopy, the planters and trees are proposed to be replaced with 4 foot diameter concrete planters with 1 gallon and 5 gallon Boxwood Globe shrubs.

Elevations & Floor Plans

The plans indicate a proposed canopy 12 feet 8 inches in height located in front of the northwest building entrance. The canopy is 31 feet 3 inches in length and 15 feet 5 inches in depth. It is supported by 2 columns each located within a 4 foot diameter planter. The elevations depict a double-door entrance to the building.

Applicant's Justification

The Eiffel Tower replica on the property was approved in 1996 with an outside dining area at the base of the western leg of the tower approved in 2002. The applicant is requesting approval to modify the existing approved space in the western leg to provide for a new tenant. The updated design will feature: 1) a new canopy shade structure; 2) updates to the building façade; and 3) minor modifications to the existing landscape planters.

The proposed canopy, which will provide shade for the site at the western facing entrance, is set back farther than what is required and is outside the pedestrian access easement and shy zone. The entryway doors will include an updated color. The landscape planters with trees will be replaced with shrubs so that they do not interfere with the canopy. The replacement or relocation of the trees is not feasible or practical and their shade will alternatively be provided by the canopy. The location of the new planters will provide more queuing space than currently exists. Queueing will take place on the interior of the tenant space and during peak times will wrap to the east and be enforced by the placement of removable stanchions. No queueing will occur within the pedestrian easement area. The proposed project does not expand the existing approved footprint, so no additional parking is required.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-24-900525	Revised plans for UC-23-0057 increasing the height of the pedestrian bridge between the Horseshoe Resort and Paris Las Vegas resort hotel	Approved by ZA	August 2024
ADR-24-900268	Adding EV charging stalls within parking garage at Paris Las Vegas resort hotel	Approved by ZA	May 2024
ADR-23-900684	Exterior modification for an existing restaurant (Alexxa's)	Approved by ZA	January 2024
ADR-23-900683	Modification of signage for an existing restaurant (Alexxa's)	Approved by ZA	January 2024
UC-23-0057	Exterior modifications to the Horseshoe Resort hotel and adding a pedestrian bridge to the Paris Las Vegas resort hotel	Approved by BCC	April 2023

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0547	Monorail with waivers to not provide a franchise agreement and to reduce parking	Approved by BCC	October 2021
UC-20-0546	Project of regional significance for a monorail with a waiver to not provide a franchise agreement	Approved by BCC	October 2021
UC-20-0132	Modifications to a comprehensive sign plan and increase wall sign area for the Paris Las Vegas resort hotel	Approved by ZA	March 2020
ADR-20-900093	Modified the exterior of a dining and drinking area (Beer Park) and a retail store at the Paris Las Vegas resort hotel	Approved by ZA	February 2020
DR-18-0713	Amended sign plan and lighting plan for the Eiffel Tower	Approved by BCC	November 2018
UC-0786-17	Expansion of an outside dining and drinking area	Approved by BCC	November 2017
UC-0266-17	Allowed a projecting sign in conjunction with a restaurant (Beer Park)	Approved by BCC	May 2017
UC-0780-16	Allowed a temporary outdoor commercial event (Major Series of Putting) for longer than 10 days and live entertainment	Approved by BCC	December 2016
UC-0549-15	Banquet facility with outside uses and modifications to an existing restaurant, retail store, nightclub (Hexx/Chateau), and resort hotel (Paris Las Vegas)	Approved by BCC	October 2015
UC-0656-14	Exterior modified to an existing resort hotel with a patio addition on the north side of a restaurant (Hexx) within a resort hotel	Approved by BCC	September 2014
UC-0096-14	Exterior modified to an existing resort hotel with a patio addition in front of the retail portion of a restaurant (Hexx) within a resort hotel	Approved by BCC	March 2014
UC-0415-13	Exterior modified to an existing resort hotel, and extension of an outside dining and drinking area (patio) in conjunction with a restaurant (Hexx) within a resort hotel	Approved by BCC	October 2013
ADR-0661-12	Remodeled and provided additional access for an existing outside dining area located on the south side of the Hexx restaurant	Approved by ZA	August 2012
UC-0414-11	Roof sign in conjunction with the Arc Bar (western leg of the Eiffel Tower) at the Paris Las Vegas resort hotel	Approved by BCC	November 2011
UC-0305-10	Comprehensive sign package for the Bally's and Paris Las Vegas resort hotels	Approved by BCC	August 2010

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0754-09	Addition to the Paris Las Vegas resort hotel for a restaurant (Hexx) and a nightclub with outside dining and drinking areas and a bar	Approved by BCC	February 2010
UC-0753-06 (ET-08-0248)	Extension of time on additions and revisions to Paris Las Vegas resort hotel	Approved by BCC	November 2008
UC-0753-06	Additions and revisions to the Paris Las Vegas resort hotel which included a pedestrian bridge, entrances, restaurants, a nightclub, and lounge	Approved by BCC	October 2006
UC-1384-03 ET-0320-04	Extension of time for banner signs at Paris Las Vegas resort hotel	Approved by PC	November 2004
UC-1384-03	Banner signs at Paris Las Vegas resort hotel	Approved by PC	October 2003
DR-1431-02	Addition to the Paris Las Vegas resort hotel for an outside dining area	Approved by BCC	November 2002
UC-0481-02	Outside dining and drinking area (Arc Bar western leg of the Eiffel Tower)	Approved by PC	May 2002
UC-0172-02	Outside dining area	Approved by PC	March 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Entertainment Mixed-Use	CR	Horseshoe Las Vegas Resort Hotel
South	Entertainment Mixed-Use	CR	Planet Hollywood Resort Hotel
West	Entertainment Mixed-Use	CR	Bellagio Resort Hotel

Related Applications

Application Number	Request
SDR-25-0294	A sign design review for modifications to a previously approved comprehensive sign plan in conjunction with an existing resort hotel (Paris Las Vegas) 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**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 other 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 addition of the canopy and minor modifications to the entrance of the building at the base of the tower are consistent and compatible with previous approval for the project and other developments in the area. The canopy location should not impede or impact the pedestrian easement area along Las Vegas Boulevard South. 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

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance and payment of the tree fee-in-lieu is required for any required trees waived.
- 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 - Construction Management Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Las Vegas Boulevard Phase E&F improvement project;
- 90 days to record said separate document for the Las Vegas Boulevard Phase E&F improvement project;
- 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 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: PARIS LAS VEGAS OPERATING COMPANY, LLC

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