

09/20/22 PC AGENDA SHEET

EXCALIBUR HOTEL & CASINO  
(TITLE 30)

TROPICANA AVE/LAS VEGAS BLVD S

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-22-500165-MGP LESSOR, LLC:**

**TENTATIVE MAP** consisting of 1 commercial lot on 51.4 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone.

Generally located on the south side of Tropicana Avenue and the west side of Las Vegas Boulevard South within Paradise. MN/md/syp (For possible action)

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RELATED INFORMATION:

**APN:**

162-29-503-002; 162-29-510-001; 162-29-510-006

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 3850 to 3858 Las Vegas Boulevard South
- Site Acreage: 51.4
- Number of Lots: 1
- Project Type: Resort hotel (Excalibur)

The plans depict a 1 lot commercial subdivision consisting of 51.4 acres for an existing resort hotel (Excalibur). Existing attached sidewalks are located adjacent to Las Vegas Boulevard South, Tropicana Avenue, Frank Sinatra Drive, and Reno Avenue. Access to the project site is granted via existing commercial driveways adjacent to Las Vegas Boulevard South, Tropicana Avenue, Frank Sinatra Drive, and Reno Avenue. No changes are proposed or required to the existing street and site landscaping.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-20-0546	Monorail	Approved by BCC	October 2021

### Prior Land Use Requests

Application Number	Request	Action	Date
WC-20-400020 (VS-0387-11)	Waiver of conditions of a vacation and abandonment of a portion of Mandalay Bay Road requiring advertising visible from the public right-of-way will not be permitted within the vacated area, and even though outside of the public right-of-way, signage within the vacated area and visible from the public right-of-way must be in accordance with federal, state, and local laws, ordinances, and Codes that apply to public rights-of-way	Approved by BCC	May 2020
UC-18-0917	Allowed temporary events longer than 10 days per event, deviations for alternative building materials, permit a use (show) now within a permanently enclosed building, permit access to accessory uses from the exterior of a resort hotel (Excalibur), design reviews for a fabric structure (tent), and accessory structures in conjunction with a resort hotel (Excalibur) - expired	Approved by BCC	January 2019
UC-0574-14	Convention center expansion, reduced on-site parking for Excalibur, Luxor, and Mandalay Bay Resort Hotels and allowed surplus parking to be used as off-site parking for other developments within the Resort Corridor	Approved by BCC	August 2014
RS-0918-14	Record of Survey	Processed by staff	June 2014
UC-0747-13	Reduced on-site parking for Excalibur, Luxor, and Mandalay Bay Resort Hotels and allowed surplus parking to be used as off-site parking for other developments within the Resort Corridor - expunged by UC-0574-14	Approved by BCC	January 2014
UC-1469-98 (ET-0366-99)	First extension of time for a parking reduction	Approved by PC	October 1999
UC-1469-98	Allowed combined parking for Excalibur, Luxor, and Mandalay Bay Resort Hotels and established required parking at 19,000 spaces	Approved by PC	October 1998

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	T-Mobile Arena & New York New York Resort Hotel
South	Entertainment Mixed-Use	H-1	Luxor Resort Hotel
East	Entertainment Mixed-Use	H-1	Tropicana Resort Hotel

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
West	Entertainment Mixed-Use	H-1 & P-F	Short & long term lodging, water reservoir, pumping station, & communication tower

**STANDARDS FOR APPROVAL:**

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

**Analysis****Current 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:****Current 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.

**Current Planning Division - Addressing**

- 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:** GCW, INC.

**CONTACT:** GCW, INC., 1555 S. RAINBOW BLVD., LAS VEGAS, NV 89146