12/02/25 PC AGENDA SHEET **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-25-0668-FASHION SHOW MALL, LLC:

HOLDOVER USE PERMIT to allow a vehicle rental facility in conjunction with an existing shopping center (Fashion Show Mall) on a portion of 42.8 acres in a CR (Commercial Resort) Zone.

Generally located west of Las Vegas Boulevard South and north of Spring Mountain Road within Paradise. TS/hw/cv (For possible action)

RELATED INFORMATION:

APN:
162-16-112-011 through 162-16-112-017; 162-17-510-003; 162-17-510-004 ptn

LAND USE PLAN:
WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:
Project Description
General Summary
- Site Address: 3200 Las Vegas Boulevard S.
- Site Acreage: 42.8 (portion)
- Project Type: Vehicle rental facility
- Square Feet: 313 (lease area)
- Parking Required/Provided: 4,830/5,543

Site Plans & Request
The plans depict an existing site with 9 different buildings that are individually located on 9 contiguous parcels. The 8 buildings provide interior access to each other, giving the appearance of 1 large building, with a central building connecting the other 8 structures together and providing interior access to the individual buildings. Access to the site is granted via Sammy Davis Jr. Drive, Fashion Show Drive, Las Vegas Boulevard South, Fashion Lane, and Mel Torme Way. The proposed vehicle rental facility will be located within the interior of the shopping center building in an atrium area located in the central building. The vehicle rental facility is on the ground floor of the shopping center with escalator connections to the lower-level parking garage where the rental vehicle fleet will be located directly under the rental desk area. The current parking requirement for the Fashion Show Mall is 4,830 spaces with 5,543 being provided after the 20 proposed rental vehicle spaces are deducted from the overall count.

Landscaping
No additional landscaping is proposed or required with this request.

Floor Plans

The floor plans show the vehicle rental facility will consist of a 313 square foot open air lease area within the western atrium of the central mall building. The lease area will be located under an existing escalator bank with 2 desk structures located at the eastern edge of the lease area. The desks themselves will be 6.45 square feet each and located in front of a 7.8-foot-tall cabinet and storage structure with company branding. The remaining portion of the lease area will be dedicated to a customer queuing and waiting area.

Applicant's Justification

The applicant will add a car rental desk as an accessory use to the existing Fashion Show Mall, providing visitors with an additional amenity. The proposed use represents a valid use at this property. The desk will be open 7 days a week and will be staffed by a branch manager and two rental agents. Customers will receive their rental agreement and car keys at the Sixt desk inside the mall and then proceed down to the parking garage where 20 parking stalls will be dedicated to the rental vehicle fleet, which represent a minor number of spaces.

Prior Land Use Requests

Application Number	**Request**	**Action**	**Date**
UC-25-0469	Massage as a primary use	Approved by PC	August 2025
ASDR-24-900863	Administrative sign design review for modifications to a previously approved comprehensive sign package	Approved by ZA	January 2025
ADET-24-900854 (WS-22-0416)	Administrative extension of time for waivers of development standards and a design review for a restaurant addition to an existing shopping center	Approved by ZA	January 2025
UC-24-0584	Urgent care facility	Approved by PC	December 2024
ADR-24-900689	Administrative design review for restaurant outdoor dining remodel/façade change	Approved by ZA	November 2024
ASDR-23-900378	Administrative design review for a new restaurant tenant/façade change	Approved by ZA	September 2023
ADR-22-900536	Administrative design review for a canopy	Approved by ZA	September 2022
WS-22-0416	Waivers of development standards and a design review for a restaurant addition to an existing shopping center	Approved by BCC	September 2022
UC-20-0546	Use permits, waivers of development standards, and a design review for a monorail	Approved by BCC	October 2021
UC-19-0769	Recreational facility (Casino Quest)	Approved by PC	November 2019
UC-19-0526	Tattoo shop	Approved by PC	August 2019

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0221	Recreational facility (escape room)	Approved by BCC	May 2019
UC-0409-17	Museum (outdoor public art display) and design review for a museum - expired	Approved by BCC	July 2017
UC-0792-16	Alcohol sales (packaged beer and wine) within an existing outdoor sales structure/booth (Fabulous Freddy's)	Approved by BCC	January 2017
WS-0740-16	Enclosed existing outdoor sales structures/booths, a shade structure, and reduced parking	Approved by BCC	December 2016
UC-0660-16	Outside dining and drinking areas with on-premises consumption of alcohol to have primary means of access not from the interior of the restaurant and façade changes (Sugar Factory)	Approved by BCC	November 2016
WS-0659-16	Modifications to an approved comprehensive sign package (Sugar Factory)	Approved by BCC	November 2016
DR-0060-15	Modifications to a comprehensive sign package and exterior remodel (Dick's Sporting Goods)	Approved by BCC	March 2015
WS-0663-14	Comprehensive sign package	Approved by BCC	September 2014
UC-0259-14	Expansion and remodel of an existing shopping center with outdoor sales structures/booths and use permits for various uses	Approved by BCC	June 2014
WS-0617-11	Allowed a roof sign in conjunction with a shopping center	Approved by PC	February 2012
WS-0494-11	Increased sign area and allowed portions of the signs to be constructed of temporary materials	Approved by PC	December 2011
UC-0129-11	Movie theaters include production, live entertainment, and on-premises consumption of alcohol	Approved by BCC	May 2011
UC-0507-10	Live entertainment beyond daytime hours for a temporary outdoor commercial event (New Year's Eve Party)	Approved by PC	December 2010
WS-0704-09	Increased the average letter height and increased the projection for wall signs for the Forever 21 store	Approved by PC	February 2010
UC-0641-07	Outside bar in conjunction with an existing restaurant	Approved by PC	July 2007
DR-0539-05	Extension of the pedestrian bridge	Approved by BCC	May 2005
DR-1485-00	Modifications to Fashion Show Mall expansion	Approved by BCC	November 2000

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0166-00	Parking garage for Fashion Show Mall	Approved by BCC	March 2000
UC-1493-99	Expansion of the Fashion Show Mall and allowed an increase in overall on-premise sign area	Approved by PC	November 1999
UC-31-78	Established and allowed the construction of the Fashion Show Mall shopping center	Approved by BCC	May 1978

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Trump International Hotel & parking lots
South	Entertainment Mixed-Use	CR	Treasure Island Resort Hotel & parking garages
East	Entertainment Mixed-Use	CR	Wynn & Encore Resort Hotels
West	Business Employment	IL	Office/warehouse & retail buildings

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
Use Permit
A special use permit is considered on a case-by-case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The proposed vehicle rental facility, including both the fleet parking and desk area, will be entirely contained within the interior of the Fashion Show Mall building and will not be visible from the street. The proposed structures are essentially moveable desk areas that should not have an impact on the design or floor layout of the building. The existing shopping center is relatively large and already experiences a high amount of car and pedestrian traffic, so the potential increase in both car and pedestrian traffic to access the proposed vehicle facility should be negligible on both the site and the surrounding neighborhood. Additionally, the site will remain well parked even after the fleet spaces are deducted from the overall provided parking space total, so the use of any existing spaces for the 20 fleet vehicles should not be an issue. The use of the site for a vehicle rental facility is both compatible and complementary as the existing shopping center is along the Las Vegas Boulevard South corridor and the proposed site would

allow for both residents and visitors to have convenient access to a rental car. Finally, staff finds the proposed vehicle rental facility would support Master Plan Policies 5.1.3 and 5.1.5 which support the adaptive reuse of existing shopping centers particularly for uses that support the existing economic bases, such as tourism, of the Las Vegas Valley. 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

- 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; if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:
APPROVALS: 3 cards, 1 letter
PROTESTS:

PLANNING COMMISSION ACTION: November 18, 2025 – HELD – To 12/02/25 – per the applicant.

APPLICANT: SIXT RENT A CAR, LLC
CONTACT: SIXT RENT A CAR, LLC, 1501 NW 49TH STREET, FORT LAUDERDALE, FL 33309