

06/04/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0140-MIRAGE PROPCO, LLC:

VACATE AND ABANDON a portion of right-of-way being Sammy Davis Jr. Drive located between Stan Mallin Drive and Vegas Plaza Drive within Paradise (description on file). TS/sd/ng (For possible action)

RELATED INFORMATION:

APN:

162-16-214-002; 162-17-611-002; 162-17-711-002

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a former driveway from Sammy Davis Jr. Drive, which served the Mirage Resort Hotel. The request to vacate this driveway area is per a comment from Clark County Public Works.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0593	Waivers for reduced driveway throat depth, deviation for existing sidewalk and landscaping and design review for previously approved resort hotel with associated and accessory uses, structures, and incidental buildings and structures	Approved by BCC	November 2023
UC-23-0031	High Impact Project, resort hotel (Hard Rock), with associated uses, deviations, waivers, and design reviews	Approved by BCC	March 2023
DR-21-0443	Comprehensive sign package	Approved by BCC	October 2021
ADR-21-900297	Outdoor patio	Approved by ZA	July 2021
UC-19-0859	Temporary commercial outdoor events	Approved by BCC	December 2019
DR-18-0647	Façade changes to existing outdoor sales structure/booth	Approved by BCC	October 2018

Prior Land Use Requests

Application Number	Request	Action	Date
AR-18-400147 (UC-0283-17)	First application for review of an outdoor sales structure/booth subject to removing the time limit	Approved by BCC	July 2018
UC-0283-17	Allowed an outdoor sales structure/booth for Mirage and signage subject to a 1 year review after ticket sales begin	Approved by BCC	June 2017
UC-0200-17	Allowed an outdoor sales structure/booth for Treasure Island and a use permit for deviations to development standards for a resort hotel	Approved by BCC	May 2017
DR-0596-12	Comprehensive sign package	Approved by BCC	November 2012
TM-0221-08	1 lot commercial subdivision	Approved by PC	February 2009
UC-2055-04	Remodel and expansion of the existing Mirage Resort Hotel including signage	Approved by PC	January 2005
DR-1047-03	67 foot high pedestrian bridge connection to a proposed public pedestrian bridge on the north side of the Treasure Island Resort Hotel	Approved by BCC	August 2003
VC-2030-98	Pedestrian bridge to connect the Treasure Island and The Mirage Resort Hotel properties to the Venetian Resort Hotel	Approved by BCC	August 1998
VC-894-92	37,000 square feet of signs	Approved by PC	December 1992

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	CR	Treasure Island Resort Hotel, multi-family building, & Fashion Show
South	Entertainment Mixed-Use	CR	Caesars Palace Resort Hotel & Forum Shops
East	Entertainment Mixed-Use	CR	Venetian/Palazzo Resort Hotel, Casino Royale, & Harrah's Resort Hotel
West	Business Employment	IL	Office/warehouse buildings & I-15

STANDARDS FOR APPROVAL:

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

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way that is not necessary for site, drainage, or roadway development.

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

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: SCOTT MARTIN

CONTACT: SCOTT MARTIN, KIMLEY-HORN, 6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320, LAS VEGAS, NV 89119