

03/17/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0031-ATRIUM HOLDINGS, LLC:

VACATE AND ABANDON a portion of a right-of-way being Paradise Road located between Flamingo Road and Harmon Avenue within Paradise (description on file). JG/nai/cv (For possible action)

RELATED INFORMATION:

APN:

162-22-103-005

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon a portion of the existing right-of-way to accommodate detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-25-400003 (UC-19-0824)	Second extension of time for a use permit, waiver of development standards, and a design review for long term/short term lodging	Approved by PC	March 2025
ET-22-400062 (UC-19-0824)	First extension of time for a use permit, waiver of development standards, and a design review for long term/short term lodging	Approved by PC	June 2022
UC-19-0824	Use permit, waiver of development standards, and a design review for long term/short term lodging	Approved by PC	December 2019
WS-0360-08	Waiver of development standards for an addition, renovation, and minor site design changes to an existing hotel (Atrium) with waivers to reduce parking and setbacks	Approved by PC	May 2008
UC-0401-05	Resort condominium with reduced parking	Approved by BCC	June 2005
UC-353-88	Hotel with support related facilities	Approved by PC	November 1988

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Entertainment Mixed-Use	CR (AE-60)	Undeveloped
South	Entertainment Mixed-Use	CR (AE-60 & AE-65)	Hotel
East	Entertainment Mixed-Use	CR (AE-60)	Multi-family development

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 for detached sidewalks.

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

- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- 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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: ATRIUM HOLDINGS, LLC

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