

07/02/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0363-CP LV PROPERTY OWNER, LC:

VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Frank Sinatra Drive, and between Twain Avenue (alignment) and Flamingo Road within Paradise (description on file). TS/md/kh (For possible action)

RELATED INFORMATION:

APN:

162-17-710-002; 162-17-710-004 through 162-17-710-005; 162-17-810-002 through 162-17-810-004; 162-17-810-009 through 162-17-810-010

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a pedestrian access easement, measuring 180 square feet in area, located at the southeast corner of the site. This request is necessary to vacate the airspace above the pedestrian access easement to facilitate the development of a proposed freestanding sign associated with SDR-25-0362.

Prior Land Use Requests

Application Number	Request	Action	Date
SDR-25-0246	Modifications to a previously approved comprehensive sign plan	Approved by BCC	May 2025
DR-20-0117	Modified an approved comprehensive sign package including wall signs and animated signs	Approved by ZA	March 2020
UC-18-0860	Recreational/events center with modifications to an approved comprehensive sign package	Approved by BCC	December 2018
DR-18-0632	Modified an approved comprehensive sign package including wall signs and animated signs	Approved by BCC	October 2018
UC-18-0142	Building addition with outside dining and drinking	Approved by BCC	April 2018
WS-1059-17	Modified an approved comprehensive sign package including proposed roof signs	Approved by BCC	January 2018
UC-0738-17	Temporary outdoor commercial event for longer than 10 days, access to modular building from the exterior of a resort hotel, and allowed roof signs on modular building	Approved by BCC	September 2017

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0291-17	Addition to an existing restaurant with outdoor improvements	Approved by BCC	June 2017
VS-0643-16	Vacated and abandoned a 15 foot wide pedestrian access easement adjacent to the Forum Shops subject to dedicating a new 15 foot wide pedestrian access easement	Approved by PC	November 2016
UC-0361-16	Modified an approved comprehensive sign package and outdoor improvements to an existing shopping center (Forum Shops)	Approved by BCC	July 2016
UC-0660-15	On-premises consumption of alcohol and outside dining and drinking, with a design review for an exhibition/convention building, a solar canopy, and solar trees in conjunction with an existing resort hotel (Caesars Palace) - expired	Approved by BCC	November 2015
UC-1003-14	Modified an approved comprehensive sign package, increased wall sign area, and increased animated sign area in conjunction with an existing resort hotel (Caesars Palace)	Approved by BCC	February 2015
DR-0895-14	Temporary outdoor commercial event (ice skating rink) for longer than 10 days - expired	Approved by BCC	January 2015
UC-0702-13	Modified and expanded an existing shopping center (Forum Shops) - expired	Approved by BCC	December 2013
DR-0615-11	Modified an approved comprehensive sign package to include all existing, approved, and new signage for Caesars Palace	Approved by BCC	March 2012
UC-0319-05 (ET-0113-07)	First extension of time for freestanding banner signs	Approved by BCC	June 2007
DR-0378-06	Wall signs	Approved by BCC	April 2006
UC-0319-05	18 freestanding banner signs located on the Forum Shop building that fronts Las Vegas Boulevard South	Approved by BCC	April 2005
UC-0104-05	Exterior entries to an outside dining area and increased signage in conjunction with this existing resort hotel	Approved by BCC	March 2005
DR-0862-02	Freestanding animated signs	Approved by BCC	August 2002
UC-0744-99 (ET-0209-00)	First extension of time for an on-premises sign	Approved by PC	July 2000

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0744-99	On-premises sign in conjunction with a resort hotel that deviated from improvement standards for sign height and sign area - approved by the Planning Commission in July 1999 and amended in December 1999	Approved by PC	December 1999
DR-0378-06	Wall signs	Approved by BCC	April 2006
UC-0319-05	18 freestanding banner signs located on the Forum Shop building that fronts Las Vegas Boulevard South	Approved by BCC	April 2005
UC-0104-05	Exterior entries to an outside dining area and increased signage in conjunction with this existing resort hotel	Approved by BCC	March 2005
DR-0862-02	Freestanding animated signs	Approved by BCC	August 2002
UC-0744-99 (ET-0209-00)	First extension of time for an on-premises sign	Approved by PC	July 2000
UC-0744-99	On-premises sign in conjunction with a resort hotel that deviated from improvement standards for sign height and sign area - approved by the Planning Commission in July 1999 and amended in December 1999	Approved by PC	December 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Hard Rock Resort Hotel
South	Business Employment	CR	Bellagio Resort Hotel
East	Entertainment Mixed-Use	CR	Harrah's, Linq & Flamingo Resort Hotels
West	Entertainment Mixed-Use	IL	Office/warehouse complex

The I-15 right-of-way is directly west of the subject site.

Related Applications

Application Number	Request
SDR-25-0362	A sign design review for modifications to a previously approved comprehensive sign plan is a companion item on this agenda.

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 airspace within an existing pedestrian easement 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

- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Las Vegas Boulevard improvement project;
- 90 days to record said separate document for the Las Vegas Boulevard improvement project;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Pedestrian Bridge Rehabilitation improvement project;
- 90 days to record said separate document for the Pedestrian Bridge Rehabilitation improvement project;
- 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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: DESERT PALACE, LLC

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