

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0218-KULIK RIVER CAPITAL, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Mandalay Bay Road and Four Seasons Drive, and Las Vegas Boulevard South and Haven Street; and a portion of a right-of-way being Mandalay Bay Road located between Las Vegas Boulevard South and Haven Street within Paradise (description on file). JG/hw/cv (For possible action)

RELATED INFORMATION:

APN:

162-28-301-001; 162-28-301-002; 162-28-301-010; 162-28-301-032; 162-28-301-033; 162-28-301-036 through 162-28-301-037

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:**Project Description**

The plans depict the vacation and abandonment of various patent easements. Additionally, the plans show portions of the Mandalay Bay Road right-of-way to be vacated. These easements are no longer needed, and the proposed vacation of a portion of right-of-way being Mandalay Bay Road will support the construction of detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0120	Use permit for a temporary recreational facility and associated retail sales - expired	Approved by BCC	April 2023
UC-0368-11	Use permit for an amusement park and a retail & convention center - expired	Approved by BCC	October 2011
VS-0128-11	Vacation and abandonment of a portion of Giles Street between Mandalay Bay Road and Four Seasons Drive - expired	Approved by PC	May 2011
UC-0021-11	Use permit for an amusement park and convention center - expired	Approved by BCC	March 2011
UC-0186-09	Use permit for a recreational facility consisting of a tethered hot air balloon - expired	Approved by PC	April 2009
VS-1104-04	Vacation and abandonment of patent easement on APNs 162-28-301-032; -033; & -037 - recorded	Approved by PC	July 2004

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0933-04	Vacation and abandonment of a portion of Giles Street between Mandalay Bay Road and Four Seasons Drive - recorded	Approved by PC	June 2004
VS-1551-01	Vacation and abandonment of a portion of Giles Street between Mandalay Bay Road and Four Seasons Drive - expired	Approved by PC	February 2002
ZC-1733-00	Zone change to reclassify APN 162-28-301-033 from PF to H-1 to convert public land to private ownership	Approved by BCC	December 2000
VS-0838-99	Vacation and abandonment of patent easement on APN 162-28-301-037 - recorded	Approved by BCC	August 1999
VS-0836-99	Vacation and abandonment of patent easement on APN 162-28-301-036 - recorded	Approved by BCC	August 1999
SC-2160-98	Street name change to rename a portion of Hacienda Avenue to Mandalay Bay Road	Approved by BCC	March 1999
UC-0462-98	Use permit for a shopping center with restaurants, nightclub, live entertainment, and offices - expired	Approved by PC	May 1998
VS-1147-97	Vacation and abandonment of patent easement on APN 162-28-301-032 - recorded	Approved by BCC	August 1997
UC-0952-97	Use permit for a 2 story commercial building with restaurants, nightclub, live entertainment, and offices - expired	Approved by PC	July 1997
UC-1158-96	Use permit for a psychic arts establishment	Approved by PC	August 1996
ZC-0852-95	Zone change to reclassify APN 162-28-301-033 from H-1 to PF for an airport expansion	Approved by BCC	September 1995
UC-115-82	Use permit for a 350 room, 15 story hotel with gaming, lounge, shops, office, and bar - expired	Approved by BCC	July 1982
VAC-12-82	Vacation and abandonment of patent easements and rights-of-way on APN 162-28-301-033 - recorded	Approved by BCC	May 1982
UC-221-80	Use permit for a 225 room hotel with reduced setbacks - expired	Approved by BCC	January 1981
UC-123-80	Use permit to allow mini-golf course, restaurant, gift shop, vacation plan sales office, car rentals, petting zoo, and amusement park - expired	Approved by PC	August 1980
VAC-40-78	Vacation and abandonment of patent easement on APNs 162-28-301-010 & -032 - recorded	Approved by BCC	August 1975

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR (AE-60)	Parking lot & recreational facility

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Entertainment Mixed-Use	CR (AE-60)	Motels & undeveloped
East	Entertainment Mixed-Use	CR (AE-60)	Multi-family residential
West	Entertainment Mixed-Use	CR (AE-60)	Mandalay Bay Resort Hotel

Related Applications

Application Number	Request
UC-26-0219	A use permit for an expansion to the Gaming Enterprise District and a resort hotel is a companion item on this agenda.
TM-26-500056	A tentative map for a 1 lot commercial subdivision 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 patent easements and right-of-way that are not needed 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 4 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

- Drainage study and compliance;

- Right-of-way dedication per Las Vegas South Survey RS-25-500117;
- 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

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD has existing or proposed assets within the area proposed to be vacated per VS-26-0218; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the easements/right-of-way are reserved; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner; no building, structures, fences or trees shall be placed upon, over or under said parcel(s) of land to be vacated, now or hereafter.

TAB/CAC: Paradise - approval.

APPROVALS: 1

PROTESTS:

COUNTY COMMISSION ACTION: June 17, 2026 – HELD – To 07/22/26 – per the applicant.

APPLICANT: TEMP VENTURES

CONTACT: NANCY AMUNDSEN, BROWN, BROWN, & PREMSRIRUT, 520 S. 4TH STREET, LAS VEGAS, NV 89101