

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0859-CORNER INVESTMENT COMPANY, LLC:

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

RELATED INFORMATION:

APN:

162-21-101-005

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of portions of the airspace of pedestrian access easements located along the west and south portions of the site. Portions of the existing signage associated with SDR-25-0860 encroach into these easements.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|-------------------------|--|------------------|----------------|
| DR-19-0999 | Modifications to an approved comprehensive sign package for an existing resort hotel (The Cromwell Resort Hotel) | Withdrawn by BCC | September 2020 |
| WS-0788-13 | Waivers of development standards for parking reduction and amended sign package for an existing resort hotel (Bill's Gamblin' Hall) | Approved by BCC | January 2014 |
| UC-0381-12 | Use permit to remodel an existing resort hotel (Bill's Gamblin' Hall) | Approved by BCC | October 2012 |
| DR-0336-10 (ET-0074-12) | First extension of time to review and commence a comprehensive sign package for the site and resort hotels to the north (The Quad, Flamingo, and former O'Sheas) | Approved by BCC | July 2012 |
| DR-0336-10 | Comprehensive sign package for the site and resort hotels to the north (The Quad, Flamingo, and former O'Sheas) | Approved by BCC | September 2010 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|----------------------------------|----------------------------------|---|
| North | Entertainment Mixed-Use | CR | Flamingo Resort Hotel |
| South | Entertainment Mixed-Use | CR | Horseshoe Resort Hotel & Grand Bazaar Shops |
| East | Entertainment Mixed-Use | CR | Commercial complex |
| West | Entertainment Mixed-Use | CR | Caesars Palace Resort Hotel |

Related Applications

| Application Number | Request |
|---------------------------|--|
| SDR-25-0860 | A sign design review for a 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 portions of pedestrian access easements 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 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;
- 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;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- 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: CORNER INVESTMENT COMPANY, LLC

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