

05/21/25 BCC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500059-LAS VEGAS WIGWAM GILES, LLC:

TENTATIVE MAP consisting of 1 commercial lot on 4.72 acres in a CG (Commercial General) Zone.

Generally located on the east side of Las Vegas Boulevard South and the south side of Wigwam Avenue within Enterprise. MN/hw/kh (For possible action)

RELATED INFORMATION:

APN:

177-16-301-001

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 8540 Las Vegas Boulevard South
- Site Acreage: 4.72
- Project Type: Commercial subdivision
- Number of Lots: 1

Project Description

The plan depicts a proposed 1 lot commercial subdivision. Access to the site will be provided through 3 commercial driveways. The first is along Las Vegas Boulevard South on the southwest portion of the site, the second is along Wigwam Avenue on the north-central portion of the site, and the third one is along Giles Street on the southeast portion of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0383-02	Design review for a shopping center - expired	Approved by PC	September 2002
ZC-0657-00	Reclassified 5 acres from H-1 to C-2 zoning for a shopping center	Approved by BCC	June 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR & CG	Retail building & undeveloped
South	Entertainment Mixed-Use	CR	Tavern & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Neighborhood Commercial	CR	Undeveloped
West	Entertainment Mixed-Use	CR	Hotel condominium

Related Applications

Application Number	Request
VS-25-0236	A request to vacate and abandon a driveway easement and a portion of right-of-way along Wigwam Avenue is a companion item on this agenda.
WS-25-0237	A waiver of development standards and design review for a 299 guestroom phased hotel complex is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis**Comprehensive Planning**

This request meets the tentative map requirements and standards for approval as outlined in Title 30.

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**

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;

- Right-of-way dedication to include 35 feet to the back of curb for Wigwam Avenue, 25 feet to the back of curb for Giles Street and associated spandrels;
- Right-of-way dedication for Las Vegas Boulevard South per Record of Survey file 241 page 20;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0448-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: WIGWAM GILES, LLC

CONTACT: ETHOS | THREE ARCHITECTURE, 8985 S. EASTERN AVENUE, SUITE 220, LAS VEGAS, NV 89123