

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-26-500056-KULIK RIVER CAPITAL, LLC:

TENTATIVE MAP consisting of 1 commercial lot on 11.95 acres in a CR (Commercial Resort) Zone within the Airport Environs (AE-60) Overlay.

Generally located east of Las Vegas Boulevard South and south of Mandalay Bay Road within Paradise. 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

General Summary

- Site Address: N/A
- Site Acreage: 11.95
- Project Type: Commercial subdivision
- Number of Lots: 1

Project Description

The plan depicts a proposed 1 lot commercial subdivision located at the southeast corner of Las Vegas Boulevard South and Mandalay Bay Road. The site is currently semi-developed with 2 existing commercial structures in the west along Las Vegas Boulevard South that will be removed. Access to the site will be provided through 3 commercial driveways. The first is along Las Vegas Boulevard South in the southwest corner of the site. The other 2 driveways are located along Mandalay Bay Road with 1 driveway located in the northeast corner of the site and the other located in the northwest corner of the site. The proposed tentative map will facilitate the development of a resort hotel complex on the site.

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

Prior Land Use Requests

Application Number	Request	Action	Date
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
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

Prior Land Use Requests

Application Number	Request	Action	Date
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
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
VS-26-0218	A vacation and abandonment of patent easements and rights-of-way is a companion item on this agenda.
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.

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 and is consistent with the currently proposed plans for the site. The proposed map will also facilitate the development of the site as 1 unified lot. As a result, staff can support this request.

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 per Las Vegas South Survey RS-25-500117;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a combination right-turn lane and bus turn-out on Mandalay Bay Road with a 5 foot by 50 foot bus shelter pad behind the sidewalk accordance with RTC standards;
- Las Vegas South Survey must be recorded by the applicant prior to the issuance of building permits;
- Applicant to coordinate with Public Works - Development Review for all driveways on Las Vegas Boulevard;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

Building Department - Addressing

- Street suffixes shall be spelt out;
- Directional prefixes shall not be shown on the map.

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 #0186-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: TEMP VENTURES

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