

**UPDATE**

RIGHT-OF-WAY  
(TITLE 30)

LAS VEGAS BLVD S/RESORTS WORLD DR

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-21-0085-RESORTS WORLD LAS VEGAS, LLC:**

**HOLDOVER VACATE AND ABANDON** a portion of a right-of-way being Resorts World Drive located between Las Vegas Boulevard South and Sammy Davis Jr. Drive within Winchester (description on file). TS/bb/jd (For possible action)

**RELATED INFORMATION:**

**APN:**

162-09-312-002; 162-09-413-002

**LAND USE PLAN:**

WINCHESTER/PARADISE - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

The plans show the vacation and abandonment of a 2,575 square foot portion of right-of-way located on the north side of Resorts World Drive and adjacent to Las Vegas Boulevard South. The area to be vacated is up to 150 feet in length from east to west and up to 21 feet in width from north to south. The right-of-way area is no longer needed for the development of the Resorts World property and will be used for south entry access and on-site signs. Utilities were relocated to allow for the proposed vacation of right-of-way.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-20-0526	Comprehensive sign package and animated sign area	Approved by BCC	January 2021
ADR-20-900333	Resorts World security dog facility addition	Approved by ZA	August 2020
DR-20-0261	Resorts World people mover system from the Las Vegas Convention Center to Resorts World Resort Hotel	Approved by BCC	August 2020
SC-20-0191	Street name change to Genting Boulevard	Approved by PC	June 2020

### Prior Land Use Requests

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
SC-20-0192	Street name change to Resorts World Avenue	Approved by PC	June 2020
SC-20-0193	Street name change to Goh Tong Way	Approved by PC	June 2020
UC-20-0174	Fabric membrane structure (convention exposition hall) and temporary wall sign (static) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	May 2020
DR-20-0015	Comprehensive sign plan (Resorts World), increased overall wall sign area, increased overall freestanding sign area, height of a freestanding sign, and overall animated sign area	Approved by BCC	March 2020
ADR-19-900875	Modified a previously approved resort hotel (Resorts World)	Approved by ZA	January 2020
AR-18-400272 (WS-0029-17)	Third application for review to temporarily waive full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	February 2019
UC-18-0541	Modified an approved High Impact Project; recreational facility (indoor water park); and deviations as shown per plans on file; deviations for reduced setbacks; reduced the height setback ratio adjacent to an arterial street (Las Vegas Boulevard South); allowed primary access to a shopping center (with commercial, retail, & restaurant uses) from the exterior of the resort; and all other deviations as shown per plans on file; reduced setbacks, and waived non-standard improvements within the future right-of-way (Las Vegas Boulevard South); and design reviews for modifications to an approved High Impact Project, a resort hotel (Resorts World) and all associated and accessory uses and all other accessory and incidental buildings and structures	Approved by BCC	September 2018
TM-18-500091	1 lot commercial subdivision	Approved by PC	July 2018

### Prior Land Use Requests

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
AR-18-400076 (WS-0029-17)	Second application for review to temporarily waive full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	June 2018
WS-0029-17 (AR-0130-17)	First application for review to temporarily waive full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	October 2017
VS-0708-17	Vacated and abandoned a portion of right-of-way being Resorts World Drive	Approved by BCC	October 2017
UC-0650-17	Modifications to an approved resort hotel (Resorts World)	Approved by BCC	October 2017
WS-0029-17	Temporarily waived full off-site improvements (including curb, gutter, sidewalk, lighting, and partial paving) in conjunction with an approved resort hotel (Resorts World)	Approved by BCC	March 2017
UC-0642-16	Resort hotel with deviations for signs in conjunction with a resort hotel	Withdrawn by BCC	November 2016
ORD-0225-16	Ordinance to adopt the third amendment to the development agreement for Resorts World	Approved by BCC	April 2016
DA-0189-16	Third amendment to the development agreement for Resorts World	Approved by BCC	April 2016
UC-0754-15	Modified an approved resort hotel (Resorts World) for Phase I of development	Approved by BCC	January 2016
VS-0212-13 (ET-0028-15)	First extension of time to vacate a portion of Echelon Resort Drive at the northwest corner of Echelon Resort Drive and Las Vegas Boulevard South	Approved by BCC	June 2015
ZC-0218-14	Expanded the Gaming Enterprise District along the western boundary of the site and modified an approved High Impact Project (Resorts World)	Approved by BCC	July 2014
UC-0588-13	Modified an approved High Impact Project for a resort hotel (Resorts World)	Approved by BCC	December 2013
TM-0113-13	Commercial subdivision for the Resorts World site	Approved by PC	August 2013
UC-0217-13	Changed and modified temporary aesthetic improvements in conjunction with a resort hotel (Resorts World) - expired	Approved by BCC	June 2013

### Prior Land Use Requests

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-0212-13	Vacated and abandoned a portion of Echelon Resort Drive at the northwest corner of Echelon Resort Drive and Las Vegas Boulevard South	Approved by BCC	June 2013
RS-0077-13	Record of Survey for Las Vegas Boulevard South adjacent to the site	Reviewed by Staff	May 2013
UC-0380-12	Temporary aesthetic improvements in conjunction with a developing resort hotel (Echelon Resort) - expired	Approved by BCC	September 2012
DR-0556-08 (ET-0034-12)	Second extension of time for a private pedestrian grade separated walkway/sidewalk (tunnel)	Approved by BCC	July 2012
UC-0709-07 (ET-0033-12)	Second extension of time to expand the Gaming Enterprise District along the western boundary of the site	Approved by BCC	July 2012
UC-0126-07 (ET-0032-12)	Second extension of time for modifications to a resort hotel	Approved by BCC	July 2012
UC-1286-06 (ET-0031-12)	Second extension of time for a resort hotel	Approved by BCC	July 2012
AG-0460-12	24 month report for the Echelon Resort	Approved by BCC	July 2012
ORD-0458-12	Ordinance to adopt the second amendment to the development agreement for Echelon Resort	Approved by BCC	July 2012
DA-0279-12	Second amendment to the Development Agreement for Echelon Resort	Approved by BCC	July 2012
DR-0556-08 (ET-0112-10)	First extension of time for a private pedestrian grade separated walkway/sidewalk (tunnel)	Approved by BCC	August 2010
ZC-0747-09	Reclassified a portion of the site adjacent to the fire station from P-F to H-1 zoning and from H-1 to P-F zoning due to re-conveyance and donation of property	Approved by BCC	February 2010
VS-0720-09	Vacated and abandoned excess right-of-way	Approved by PC	January 2010
DR-0556-09	Improvements including a sidewalk, landscaping and fencing for Echelon Resort - expired	Approved by BCC	October 2009
UC-0709-07 (ET-0196-09)	First extension of time to expand the Gaming Enterprise District along the western boundary of the site	Approved by BCC	August 2009
DA-0998-08	First amendment to the development agreement for Echelon Resort	Approved by BCC	December 2008

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-1286-06 (ET-0280-08)	First extension of time for a resort hotel	Approved by BCC	November 2008
UC-0126-07 (ET-0279-08)	First extension of time for modifications to a resort hotel	Approved by BCC	November 2008
DR-0556-08	Private pedestrian grade separated walkway/sidewalk (tunnel)	Approved by BCC	July 2008
DA-1166-07	Original development agreement for Echelon Resort	Approved by BCC	November 2007
UC-0709-07	Expanded the Gaming Enterprise District along the western boundary of the site	Approved by BCC	August 2007
UC-0126-07	Expanded and modified a resort hotel design	Approved by BCC	April 2007
UC-1286-06	Resort hotel with accessory uses, reduced parking, reduced setbacks, and encroachment into airspace	Approved by BCC	November 2006

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Commercial Tourist	H-1	Circus Circus Resort Hotel & Viva McDonalds
South	Commercial Tourist	H-1	Undeveloped (approved Alon Las Vegas Resort Hotel site)
East	Commercial Tourist	H-1 & P-F	Approved LVCVA parking lot, retail uses, restaurants, & undeveloped
West	Commercial Tourist, Public Facilities, & Commercial General	H-1, P-F, C-2, & M-1	Clark County Fire Station, commercial & industrial uses

**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 cannot support the vacation of right-of-way for Resorts World Drive. Public Works has a planned pedestrian bridge over Resorts World Drive and the details for the bridge still need to be finalized. It is premature to vacate the right-of-way because it is unknown what areas need to be retained in fee or as easements to accommodate the pedestrian bridge or other public improvements.

## **Staff Recommendation**

Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

## **PRELIMINARY STAFF CONDITIONS:**

### **Current Planning**

If approved:

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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 that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

### **Public Works - Development Review**

- Coordinate with Public Work - Director's office and Development Review to revise the legal description, if necessary;
- Grant necessary easements as required by Public Works;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

### **Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:**

**APPROVALS: 5 cards**

**PROTESTS: 1 card**

**PLANNING COMMISSION ACTION:** April 20, 2021 – HELD – To 05/18/21 – per the applicant.

**APPLICANT: GARY DLAKE**

**CONTACT: GREG BORGEL, 300 S. FOURTH STREET #1400, LAS VEGAS, NV 89101**