

05/06/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0211-COUNTY OF CLARK(AVIATION):

VACATE AND ABANDON a portion of a right-of-way being Mandalay Bay Road located between Las Vegas Boulevard South and Haven Street; a portion of right-of-way being Haven Street located between Reno Avenue and Dewey Drive (alignment); and a portion of right-of-way being Four Seasons Drive located between Las Vegas Boulevard South and Haven Street within Paradise (description on file). JG/tpd/cv (For possible action)

RELATED INFORMATION:

APN:

162-28-202-013; 162-28-301-029; 162-28-302-001; 162-28-303-014; 162-28-401-001; 162-28-401-019; 162-28-402-009; 162-33-101-016

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The Clark County Department of Aviation (CCDOA) is requesting to vacate portions of rights-of-way and eliminate excess portions of rights-of-way. This request will allow the CCDOA to have greater flexibility to develop their properties.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0120	Use permit, waivers of development standards, and design reviews for a recreational facility	Approved by BCC	April 2023
UC-0368-11	Use permits, waivers of development standards, waiver of conditions, and design reviews for an amusement park and commercial building	Approved by BCC	October 2011
VS-1104-04	Vacated and abandoned easements of interest to Clark County located between Haven Street and Las Vegas Boulevard South, and between Four Seasons Road and Mandalay Bay Road	Approved by PC	July 2004
VS-0933-04	Vacated and abandoned a portion of right-of-way being Giles Street located between Mandalay Bay Road and Four Seasons Dive	Approved by PC	June 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use & Public Use	CR & PF (AE-60)	Undeveloped & multi-family residential
South & East	Public Use	PF (AE-60 & AE-65 & AE-70)	Harry Reid International Airport
West	Entertainment Mixed-Use	CR (AE-60 & AE-65)	Mandalay Bay Resort & Luxor Resort

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 right-of-way that is not necessary 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

- Right-of-way dedication to include cul-de-sac on Four Seasons Drive;
- 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)

- Applicant is advised that CCWRD has existing or proposed assets within the area proposed to be vacated per VS-25-0211; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the rights-of-way are reserved; it is understood that this vacation response is contingent upon the petitioner contacting CCWRD and making suitable arrangement, at Petitioner's expense, for such easement or relocations as required to protect CCWRD facilities and property rights within the area to be vacated; 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; and that CCWRD requests no gates or fences are allowed to be installed across the subject parcel as a condition of the rights granted to the CCWRD.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: COUNTY OF CLARK (AVIATION)

CONTACT: COUNTY OF CLARK (AVIATION), P.O. BOX 11005, LAS VEGAS, NV 89111