

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0644-RK VEGAS CIRCLE, LLC:

VACATE AND ABANDON a portion of right-of-way being Black Canyon Avenue located between Vegas Plaza Drive and Sammy Davis Jr. Drive; a portion of right-of-way being Pershing Avenue located between Vegas Plaza Drive and Sammy Davis Jr. Drive; and a portion of right-of-way being Vegas Plaza Drive located between Black Canyon Avenue and Pershing Avenue within Paradise (description on file). TS/md/kh (For possible action)

RELATED INFORMATION:

APN:

162-17-610-002

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of the following: 1) 11 feet of right-of-way for Black Canyon Avenue; 2) 15 feet of right-of-way for Vegas Plaza Drive; and 3) 7 feet of right-of-way for Pershing Avenue. The vacation of rights-of-way is necessary to facilitate the development of detached sidewalks around the perimeter of the subject property.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1170-04 (ET-0217-06)	First extension of time to commence a 9 story, 100 foot high, 148 room hotel/timeshare	Denied by BCC	September 2006
DR-1170-04	9 story, 100 foot high, 148 room hotel/timeshare - expired	Approved by BCC	August 2004
UC-0305-03	Off-premises advertising sign with waivers to increase sign height and area	Denied by BCC	April 2003
DR-1295-97 (ET-0289-99)	Second extension of time to commence a 9 story, 100 foot high, 150 room timeshare hotel	Denied by BCC	September 1999
DR-1295-97 (ET-0228-98)	First extension of time to commence a 9 story, 100 foot high, 150 room timeshare hotel - expired	Approved by BCC	August 1998
DR-1295-97	9 story, 100 foot high, 150 room timeshare hotel - expired	Approved by BCC	August 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Outside storage/employee break area
South	Entertainment Mixed-Use	CR	Mirage Resort Hotel
East	Entertainment Mixed-Use	CR	Treasure Island parking garage
West	Entertainment Mixed-Use	CR	Mirage/Treasure Island employee parking garage

Related Applications

Application Number	Request
UC-23-0801	A use permit for a place of worship and banquet facility with outside uses with waivers of development standards to reduce the required number of loading spaces, reduce EV capable parking spaces, reduce right-of-way width, allow modified street standards, allow modified driveway design standards in conjunction with design reviews for a hotel, place of worship, shopping center, parking garage with subterranean levels, and an outdoor deck with pool area 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 right-of-way for detached sidewalks.

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

- Drainage study and compliance;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- 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.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: RK VEGAS CIRCLE, LLC

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