

RIGHT-OF-WAY
(TITLE 30)

UPDATE
SAHARA AVE/PARADISE RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0192-LV-PCPS, LLC & LV-AM, LLC:

HOLDOVER VACATE AND ABANDON a portion of right-of-way being Paradise Road located between Sahara Avenue and Karen Avenue (alignment) within Winchester (description on file). TS/gc/syp (For possible action)

RELATED INFORMATION:

APN:
162-09-502-001

LAND USE PLAN:
WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:
Project Description

The plans depict the vacation and abandonment of a portion of right-of-way being Paradise Road that is an approximately 180 foot long bus turnout. The applicant states that the bus stop is being relocated to the adjacent parcel farther south. Curb, gutter, and attached sidewalk will be installed to match the adjacent portions of Paradise Road.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-22-0367	Modifications to an approved comprehensive sign plan	Approved by BCC	August 2022
UC-22-0044	Modifications to landscaping and screening along Las Vegas Boulevard South and Paradise Road	Approved by BCC	March 2022
UC-22-0021	Modifications to an approved comprehensive sign plan	Approved by BCC	March 2022
ADR-20-900123	Restaurant addition	Approved by ZA	March 2020
WS-19-0803	Reduced setbacks and permit non-standard improvements within the right-of-way and design reviews for the renovation of a porte-cochere, water feature, site additions, and enhancements	Approved by BCC	November 2019
DR-19-0555	Expansion and renovation of an outdoor pool area	Approved by BCC	September 2019

Prior Land Use Requests

Application Number	Request	Action	Date
DR-19-0417	Amended a comprehensive sign plan	Approved by BCC	July 2019
UC-0275-16	Reduced parking for the SLS Resort Hotel	Approved by BCC	May 2016
UC-0222-16	Increased building height and an amended sign plan for the SLS Resort Hotel	Approved by BCC	May 2016
UC-0789-13	Comprehensive sign plan for the SLS Resort Hotel	Approved by BCC	January 2014
UC-0416-11	Additions, revisions, and remodel of an existing resort hotel (SLS Las Vegas formerly Sahara)	Approved by BCC	November 2011
UC-1498-07	Additions and revisions to an existing resort hotel including a new hotel tower	Approved by BCC	February 2008
UC-1013-99	Additions and modifications to a resort hotel	Approved by PC	September 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	C-2	Commercial development
South	Entertainment Mixed-Use	H-1	Undeveloped (proposed All-Net Arena project)
East	Entertainment Mixed-Use	H-1	Parking lot & multiple family residential
West	Entertainment Mixed-Use	H-1	Outdoor recreational facility (concert/event/fairgrounds/live entertainment)

Related Applications

Application Number	Request
UC-23-0191	Deviations for alternative street landscaping, increased wall height, and reduced gate setback, waivers for reduced setback from a street and allow alternative driveway geometrics, and a design review for modifications (landscaping, screening, and driveways) to an existing resort hotel (Sahara) 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 the bus turnout since it has been relocated to the parcel to the south.

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 that **the County has adopted a rewrite to Title 30 effective January 1, 2024**, 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

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Winchester - approval.

APPROVALS: 27 cards

PROTESTS: 12 cards

COUNTY COMMISSION ACTION: June 21, 2023 – HELD – To 07/19/23 – per the applicant.

COUNTY COMMISSION ACTION: July 19, 2023 – HELD – To 08/02/23 – per the applicant.

COUNTY COMMISSION ACTION: August 2, 2023 – HELD – To 08/16/23 – per the applicant.

COUNTY COMMISSION ACTION: August 16, 2023 – HELD – To 09/20/23 – per the applicant.

COUNTY COMMISSION ACTION: September 20, 2023 – HELD – To 10/04/23 – per Commissioner Segerblom.

APPLICANT: LV-PCPS LLC, LV-AM LLC, LV-MPRC, LLC

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