

## PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0688-BD-WESTWIND 2, LLC:**

**HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Giles Street and Las Vegas Boulevard South, Pebble Road and Ford Avenue; a portion of right-of-way being Pebble Road located between Las Vegas Boulevard South and Giles Street; and a portion of right-of-way being Giles Street located between Pebble Road and Ford Avenue within Enterprise (description on file). MN/dd/cv (For possible action)

## RELATED INFORMATION:

**APN:**

177-16-401-006; 177-16-401-007

**LAND USE PLAN:**

ENTERPRISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:****Project Description**

The applicant is requesting to vacate and abandon patent easements and portions of rights-of-way on the subject parcels that are no longer necessary for the development of the site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-400026-08 (UC-1782-05)	First extension of time for a use permit and design review for resort condominiums and a waiver of development standards for landscaping within the right-of-way - expired	Approved by BCC	March 2008
UC-1782-05	Use permit and design review for resort condominiums and a waiver of development standards for landscaping within the right-of-way - expired	Approved by BCC	February 2006
UC-0947-02	Use permit for an off-premise sign and a waiver of development standards to reduce separations from an RNP-I overlay	Denied by BCC	November 2002

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Undeveloped
South	Entertainment Mixed-Use	CR	Condominium complex

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
East	Compact Neighborhood (up to 18 du/ac)	RM18	Undeveloped
West	Entertainment Mixed-Use	CG	Vehicle rental facility

**Related Applications**

<b>Application Number</b>	<b>Request</b>
UC-25-0687	A use permit, waivers of development standards, and design review for a proposed gasoline station and convenience store 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 patent easements and right-of-way that are not needed 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**

- Drainage study and compliance;
- Right-of-way dedication for Las Vegas Boulevard South per RS-20-500028;
- Right-of-way dedication to include 30 feet for Giles Street and associated spandrel;

- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Applicant to construct a 5-foot detached asphalt path along Giles Street;
- 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**

- Applicant is advised that this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

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

- No objection.

**TAB/CAC:** Enterprise - approval.

**APPROVALS:** 13 cards, 2 letters

**PROTESTS:** 17 cards

**COUNTY COMMISSION ACTION:** November 19, 2025 – HELD – To 12/03/25 – per the applicant.

**APPLICANT:** B D-WESTWIND 2, LLC

**CONTACT:** DIONICIO GORDILLO, 204 BELLE ISLE COURT, HENDERSON, NV 89012