

07/17/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-24-0223-VENETO PARADISE LLC & VENETO PARADISE II LLC:**

**VACATE AND ABANDON** a portion of a right-of-way being Albert Avenue located between Paradise Road and Palos Verdes Street and a portion of right-of-way being Palos Verdes Street located between Albert Avenue and Flamingo Road within Paradise (description on file). TS/JG/md/syp (For possible action)

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RELATED INFORMATION:

**APN:**

162-15-416-001; 162-15-416-002

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of a 5 foot wide portion of right-of-way being Palos Verdes Street measuring 162 feet in length. The plans also depict the vacation and abandonment of a 10 foot wide portion of right-of-way being Albert Avenue measuring 489 feet in length. The vacation of the right-of-way is necessary to accommodate the proposed detached sidewalks along Palos Verdes Street and Albert Avenue.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ET-20-400147 (UC-0581-14)	Third extension of time for resort condominiums with kitchens and increased building height and design review for condominium building - expired	Approved by BCC	December 2021
ET-18-400236 (UC-0581-14)	Second extension of time for resort condominiums with kitchens and increased building height and design review for condominium building - expired	Approved by BCC	December 2018
SC-0540-17	Street name change to rename Tony Bennett Way to Paradise Way	Approved by PC	August 2017
VS-0084-17	Vacated and abandoned easements located between Palos Verdes Street and Paradise Road, and between Flamingo Road and Albert Avenue - recorded	Approved by PC	March 2017

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0581-14 (ET-0126-16)	First extension of time for resort condominiums with kitchens and increased building height and design review for condominium building - expired	Approved by BCC	November 2016
VS-0582-14	Vacated a portion of right-of-way being Tony Bennett Way located between Palos Verdes Street and Paradise Road - recorded	Approved by BCC	November 2014
UC-0581-14	Resort condominiums with kitchens and increased building height - expired	Approved by BCC	November 2014
VS-0125-08	Vacated excess portions of Tony Bennett Way - recorded	Approved by PC	March 2008
UC-0620-07	Resort condominiums with 268 units - expired	Approved by PC	July 2007
ZC-1777-06	Reclassified the property to H-1 zoning for a hotel and restaurant	Approved by BCC	February 2007

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Entertainment Mixed-Use	CR	Multi-family buildings & hotel
South	Entertainment Mixed-Use	CR (AE-60)	Hotels & parking lot
East	Entertainment Mixed-Use	CR, RM32 & RM50 (AE-60)	Multi-family buildings, clubhouse building with pool, & hotel
West	Entertainment Mixed-Use	CR (AE-60)	Hotel

**Related Applications**

<b>Application Number</b>	<b>Request</b>
UC-24-0222	Use permit for a multi-family development with waivers of development standards to increase building height, reduce landscaping, and allow modified driveway design standards with a design review for a multi-family development 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 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**

- Drainage study and compliance;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that 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.

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and that fire/emergency access must comply with the Fire Code as amended.

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

- No objection.

**TAB/CAC:**  
**APPROVALS:**  
**PROTESTS:**

**APPLICANT:** VENETO PARADISE, LLC

**CONTACT:** BAUGHMAN & TURNER INC, 1210 HINSON ST, LAS VEGAS, NV 89102