

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0811-FLAMINGO LV OPERATING CO, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and Linq Lane and between Flamingo Road and Caesars Palace Drive within Paradise (description on file). TS/jor/jd (For possible action)

RELATED INFORMATION:

APN:

162-16-410-051; 162-16-412-004

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The applicant submitted plans to a companion application (UC-23-0810) which depict on-site and façade improvements for the Flamingo Resort and Hotel. There is an existing outside dining and drinking area on the west facing building elevation adjacent to Las Vegas Boulevard South. The applicant is requesting to expand this outside dining and drinking area which will encroach into the existing pedestrian access easement. This request is to vacate a total of 694 square feet of the easement.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-23-0636	Façade remodel, building addition, modification to a previously approved sign plan for the Flamingo Resort Hotel	Approved by BCC	November 2023
DR-21-0477	Exterior remodel, modified existing comprehensive sign plan, increased wall sign, increased number of animated signs, increased area for animated signs	Approved by BCC	October 2021
VS-20-0508	Vacated and abandoned easements (pedestrian access)	Approved by PC	January 2021
DR-0021-17	Modification to an approved comprehensive sign plan (Margaritaville and various wall wraps)	Approved by BCC	March 2017

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0153-12	Signage, reduced setbacks, and design review for modifications to a previously approved comprehensive sign package in conjunction with existing resort hotels (Flamingo, The LINQ, and Harrah's)	Approved by BCC	July 2012
DR-0336-10 (ET-0074-12)	First extension of time for a comprehensive sign package for 4 contiguous resort hotels - expired	Approved by BCC	July 2012
DR-0336-10	Comprehensive sign package for 4 contiguous resort hotels (Imperial Palace, Flamingo, O'Sheas, & Bills Gamblin' Hall) - expired	Approved by BCC	September 2010
UC-1548-00	Outside dining with a restaurant fronting Las Vegas Boulevard South and various deviations	Approved by BCC	November 2000

Applications listed pertain to this portion of the property. Various other applications have been approved on the site and are available in department records.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	H-1	LINQ Promenade & LINQ Resort Hotel
South	Entertainment Mixed-Use	H-1	Cromwell Resort Hotel
East	Entertainment Mixed-Use	H-1	Hilton Grand Vacation Timeshare, LINQ parking lot, & commercial center
West	Commercial Tourist	H-1	Caesars Palace Resort Hotel

Related Applications

Application Number	Request
UC-23-0810	A use permit for outside dining requirements, waivers to reduce the special setback adjacent to Las Vegas Boulevard South, and design reviews for an addition to the comprehensive sign package and an expansion to an outside dining and drinking area, and new façade changes to the Flamingo Resort Hotel 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 pedestrian access easements 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; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Maintain the required width of all public access walkway segments so that a minimum Level of Service "C" is achieved under peak pedestrian volumes;
- Applicant to coordinate with Public Works - Development Review for the limits of the pedestrian access easement area;
- 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:

APPROVALS:

PROTESTS:

APPLICANT: FLAMINGO LAS VEGAS OPERATING COMPANY, LLC

CONTACT: REBECCA MILTENBERGER, BROWNSTEIN, HYATT, FARBER, & SCHREC, 100 N. CITY PARKWAY, SUITE 1600, LAS VEGAS, NV 89106