

05/21/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0236-LAS VEGAS WIGWAM GILES, LLC:

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

RELATED INFORMATION:

APN:

177-16-301-001

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of an existing curb return driveway easement located along the central north portion of the site, along Wigwam Avenue. Also, this request includes the vacation and abandonment of a portion of right-of-way along Wigwam Avenue. This portion of right-of-way is located on the northwest corner of the site. The easement is no longer needed for the development of the site and the right-of-way vacation is needed to support the development of detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0383-02	Design review for a shopping center - expired	Approved by PC	September 2002
ZC-0657-00	Reclassified 5 acres from H-1 to C-2 zoning for a shopping center	Approved by BCC	June 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR & CG	Retail building & undeveloped
South	Entertainment Mixed-Use	CR	Tavern & undeveloped
East	Neighborhood Commercial	CR	Undeveloped
West	Entertainment Mixed-Use	CR	Hotel condominium

Related Applications

Application Number	Request
TM-25-500059	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.
WS-25-0237	A waiver of development standards and design review for a 299 guestroom phased hotel complex 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 a driveway easement that is not necessary for site, drainage, or roadway development and 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 4 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

- Right-of-way dedication to include 35 feet to the back of curb for Wigwam Avenue, 25 feet to the back of curb for Giles Street and associated spandrels;
- Right-of-way dedication for Las Vegas Boulevard South per Record of Survey file 241 page 20;
- 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;
- All other right-of-way and easement dedications to record with the subdivision map;

- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way, the dedication to back of curb 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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: WIGWAM GILES, LLC

CONTACT: ETHOS | THREE ARCHITECTURE, 8985 S. EASTERN AVENUE, SUITE 220,
LAS VEGAS, NV 89123