

05/20/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0213-MGM RESORTS FESTIVAL GROUNDS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Reno Avenue and Mandalay Bay Road, and Giles Street and Las Vegas Boulevard South, and a portion of a right-of-way being Giles Street located between Reno Avenue and Mandalay Bay Road within Paradise (description on file). JG/mh/cv (For possible action)

RELATED INFORMATION:

APN:

162-28-215-003

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a portion of the Giles Street to accommodate a detached sidewalk. The plans also depict the vacation and abandonment of easements that are no longer necessary for the development of the site.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--|---|-----------------|---------------|
| TM-22-500038 | Tentative map for 1 commercial lot | Approved by PC | April 2022 |
| ADR-21-900389 | Administrative design review for a parking lot | Approved by ZA | July 2021 |
| AV-18-900319 | Minor deviation for a transmission line | Approved by ZA | June 2018 |
| DR-18-0081 | Design review for an extension of monorail system - expired | Approved by BCC | March 2018 |
| UC-0617-16 | Use permits, waivers, and a design review for an extension of a monorail system - expired | Approved by BCC | November 2017 |
| AR-400173-16 (WC-400105-14) (UC-0025-13) | Waiver of conditions first application for review for use permits and waivers for a fairground, live entertainment, and a recreational facility | Approved by BCC | January 2017 |
| ET-400018-15 (UC-0025-13) | First extension of time for use permits and waivers for a fairground, live entertainment, and a recreational facility | Approved by BCC | May 2015 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|------------------------------|---|-----------------|----------------|
| WC-400105-14 (UC-0025-13) | Waiver of conditions of use permits for a fairground, live entertainment, and a recreational facility | Approved by BCC | December 2014 |
| TM-500201-13 | Tentative map for 1 commercial lot | Approved by PC | December 2013 |
| UC-0025-13 | Use permits and waivers for a fairground, live entertainment, and a recreational facility | Approved by BCC | May 2013 |
| ET-400094-12 (UC-0418-11) | First extension of time for use permits and a design review for a temporary outdoor commercial event with live entertainment and temporary structures - expired | Approved by PC | September 2012 |
| UC-0418-11 | Use permits and a design review for a temporary outdoor commercial event with live entertainment and temporary structures - expired | Approved by PC | October 2011 |

Other approved applications for the site are available in the department records.

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|--------------|---------------------------|---------------------------|-------------------|
| North | Entertainment Mixed-Use | CR (AE-60) | Future ballpark |
| South & West | Entertainment Mixed-Use | CR (AE-60) | Parking lot |
| East | Public Use | CR (AE-60) | Place of worship |

Related Applications

| Application Number | Request |
|--------------------|---|
| WS-26-0212 | Waivers of development standards and a design review for a museum 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 easements that are not needed 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 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;
- 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 devices;
- Applicant must coordinate with the owner of APN 162-28-112-003 regarding the dedication and reconstruction of the Reno Avenue and Giles Street intersection;
- 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

- No comment.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: VEGAS STRONG FUND

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