

05/19/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0173-BP FLAMINGO, LLC:

VACATE AND ABANDON portion of a right-of-way being Pinecrest Street located between Flamingo Road and Viking Road within Paradise (description on file). TS/jm/cv (For possible action)

RELATED INFORMATION:

APN:

161-18-402-014

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon a portion of Pinecrest Street for the installation of detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-25-0756	Use permit, waivers of development standards, and design review for proposed restaurant buildings with drive-thrus	Approved by BCC	December 2025
ZC-283-89	Zone change from R-1 to C-2 for a 6,000 square foot bank branch with drive-thru ATM	Approved by BCC	November 1989
ZC-3-86	Zone change from R-1 to C-2 for a 15,000 square foot commercial complex - expired	Approved by BCC	February 1986

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Undeveloped & single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS5.2	Single-family residential
East	Corridor Mixed-Use	CG	Shopping center
West	Corridor Mixed-Use	CG	Shopping center

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 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

- 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;
- 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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: JOE BONIFFATO

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