

EASEMENTS  
(TITLE 30)

LAS VEGAS BLVD S/FLAMINGO RD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-22-0281-PARBALL NEWCO, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Las Vegas Boulevard South and Koval Lane, and between Flamingo Road and Bellagio Drive (alignment) within Paradise (description on file). JG/lm/syp (For possible action)

RELATED INFORMATION:

**APN:**

162-21-102-009

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

This request is to vacate and abandon a pedestrian access easement as granted to Clark County under document number 20150928:0000885. The subject property is currently used for an existing Resort Hotel and accessory structures (retail buildings). The easement is being vacated in part to allow for the construction of 2 new multiple story accessory retail buildings and the applicant will grant a new pedestrian access easement that will relocate the pedestrian access farther into the site while maintaining connectivity along the street frontage. The applicant indicates that the relocated easement will remain 18 feet wide which will include the required width of 15 feet along with the shy zones of 1.6 feet on either side and will still promote foot traffic along the Las Vegas Boulevard South frontage and the remaining shops and restaurants within the Grand Bazaar shopping area.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-22-0177	Comprehensive sign package	Approved by BCC	May 2022
ADR-22-900058	Remodeled with modifications to the interior and exterior of existing buildings within a shopping center (Grand Bazaar) in conjunction with a resort hotel (Bally's)	Approved by ZA	February 2022
TM-20-500099	1 lot commercial subdivision	Approved by PC	August 2020

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0263	Modification to the interior and exterior of an existing building within a shopping center (Bally's Bazaar)	Approved by BCC	January 2018
DR-1035-17	Exterior and interior remodel of an existing building	Approved by BCC	January 2018
UC-0303-16	Signage in conjunction with the Grand Bazaar	Approved by BCC	June 2016
DR-0188-16	Modifications to an approved comprehensive sign package with an increased wall sign area	Approved by BCC	May 2016
UC-0854-14	Grocery store with a design review for signage	Approved by BCC	December 2014
UC-0847-13	Modifications to a comprehensive sign package	Approved by BCC	March 2014
UC-0227-12	Comprehensive sign and lighting plan with modifications to an approved shopping center (Bally's Bazaar)	Approved by BCC	July 2012
UC-0037-12	Outdoor shopping center (Grand Bazaar Shops)	Approved by PC	March 2012
DR-0077-11	Modifications to an approved sign package and reduced the separation between monument signs	Approved by BCC	May 2011
UC-0305-10	Sign package for Bally's and Paris Resort Hotels	Approved by BCC	August 2010
UC-1384-03 (ET-0283-09)	Second extension of time to allow permanent banners	Approved by PC	December 2009
UC-1384-03	Allowed permanent banners	Approved by PC	October 2003
UC-0855-00	Three sided on/off-premises freestanding sign with deviations to required setbacks	Approved by PC	July 2000

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	Drai's Beach club & nightclub
South	Entertainment Mixed-Use	H-1	Paris Resort Hotel
East	Entertainment Mixed-Use	H-1	Portions of Bally's Resort Hotel
West	Entertainment Mixed-Use	H-1	Bellagio Resort Hotel

### Related Applications

Application Number	Request
UC-22-0280	A use permit for accessory buildings in conjunction with a Resort Hotel (Bally's/Horseshoe) 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 portions of the existing pedestrian access easement to accommodate a redesign of the site. New easements will need to be granted with the recordation of the vacation.

**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:**

**Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 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 that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

**Public Works - Development Review**

- Grant a new pedestrian access easement and any other required easements;
- 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:** JCG VEGAS RETAIL LESSEE, LLC

**CONTACT:** KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135