

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0132-REBEL LAND & DEVELOPMENT, LLC:**

**VACATE AND ABANDON** a portion of right-of-way being Flamingo Road located between Paradise Road and Howard Hughes Parkway (alignment) within Paradise (description on file). JG/mh/cv (For possible action)

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RELATED INFORMATION:

**APN:**

162-22-103-001

**LAND USE PLAN:**

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of a portion of the Flamingo Road right-of-way to accommodate detached sidewalks.

**Prior Land Use Requests**

Application Number	Request	Action	Date
UC-22-0405	Gas station, convenience store, alcohol sales, restaurant, and office, with waivers for throat depth, departure and approach distances, landscaping, parking, cross access, and loading zones, and design reviews for alternative parking lot landscaping, gas station, commercial building, and lighting	Withdrawn at PC	June 2023

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR (AE-60)	Shopping center
South	Entertainment Mixed-Use	CR (AE-60)	Restaurant
East	Entertainment Mixed-Use	CR (AE-60)	Silver Sevens Hotel & Casino
West	Entertainment Mixed-Use	CR (AE-60)	Undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
UC-25-0133	A use permit, waivers of development standards, and design review for a commercial development 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 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**

- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Paradise Road improvement project;
- 90 days to record said separate document for the Paradise Road improvement project;
- 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.

**Fire Prevention Bureau**

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:** Paradise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** THOMAS MCCLEISTER

**CONTACT:** THOMAS MCCLEISTER, 1904 TOMAHAWK DRIVE, HENDERSON, NV 89074