

11/07/23 PC AGENDA SHEET

RIGHT-OF-WAY/EASEMENTS
(TITLE 30)

LAS VEGAS BLVD S/LE BARON AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0452-GAUGHAN SOUTH LLC:

VACATE AND ABANDON easements of interest to Clark County located between I-15 and Las Vegas Boulevard South, and between Silverado Ranch Boulevard and Le Baron Avenue, and a portion of right-of-way being Ensworth Street located between Silverado Ranch Boulevard and Jo Rae Avenue (alignment) within Enterprise (description on file). MN/jgh/syp (For possible action)

RELATED INFORMATION:

APN:

177-29-501-004; 177-29-510-001; 177-29-599-024

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The subject parcels are located at the intersection of Le Baron Avenue and Ensworth Street; approximately 1,900 feet west of Las Vegas Boulevard South. The applicant indicates this request is necessary for the owner to be able to consolidate the surrounding parcels. The plans indicate that patent easements and right-of-way are being vacated for this request at the intersection of Le Baron Avenue and Ensworth Street.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-19-0786	Comprehensive sign package for a resort hotel (South Point)	Approved by BCC	November 2019
WS-17-1101	Waived off-site improvements for a warehouse building, maintenance building, and guard tower in conjunction with a resort hotel	Approved by BCC	February 2018
UC-0070-16 (WC-0157-16)	Waived conditions of a use permit requiring full off-site improvements	Approved by BCC	January 2017

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0070-16	Expanded an existing recreational facility and deviations from development standards for modifications to an existing resort hotel (South Point)	Approved by BCC	March 2016
VS-0559-15	Vacated and abandoned easements of interest to Clark County and right-of-way	Approved by PC	October 2015
VS-1451-07	Vacated and abandoned easements of interest to Clark County - expired	Approved by PC	January 2008
ZC-0020-05	Reclassified 4.2 acres from C-1 and M-D to H-1 zoning for future development in conjunction with the South Point Resort	Approved by BCC	February 2005
ZC-0021-05	Reclassified 14.7 acres from C-1 and H-1 to H-1 zoning for future development in conjunction with the South Point Resort	Approved by BCC	February 2005
ZC-1722-05	Reclassified 1.5 acres from R-E to H-1 zoning for future development in conjunction with the South Point Resort	Approved by BCC	December 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	R-3, R-4, R-5, C-2, & H-1	Portions of the South Point Hotel & Casino
South & East	Entertainment Mixed-Use	H-1	Timeshare (Grandview), commercial development, & undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac) & Business Employment	R-E	I-15 & undeveloped

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 patent easements and right-of-way that are not necessary for site, drainage, or roadway development.

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 that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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

- No structures in the vacated area of the Ensworth Street alignment;
- The existing condition and configuration of Ensworth Street shall not be modified;
- Applicant shall execute agreement/deed restriction for future Ensworth Street or alternative alignment;
- 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: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: GAUGHAN SOUTH, LLC

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