

05/21/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0106-COUNTY OF CLARK (FIRE DEPT):

VACATE AND ABANDON easements of interest to Clark County located between Tropicana Avenue and Reno Avenue, and between Arville Street and Rogers Street within Paradise (description on file). MN/md/ng (For possible action)

RELATED INFORMATION:

APN:

162-30-103-003

LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a Bureau of Land Management right-of-way grant that bisects the south portion of the subject property. The right-of-way grant measures 307 feet in length, 60 feet in width, with an area of 18,644 square feet. The vacation of the right-of-way grant is necessary to facilitate redevelopment of the project site.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0622-03	Office trailer in conjunction with an existing fire training center	Approved by ZA	July 2003
DR-060-91	Office/warehouse building and a fire pump test pit	Approved by PC	April 1991
VC-762-90	Waive street landscaping along Arville Street adjacent to the Clark County Fire Department training center	Denied by BCC	January 1991
DR-212-90	Training classroom and fire tower additions	Approved by PC	December 1990

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	The Orleans Resort Hotel
East & West	Business Employment & Entertainment Mixed-Use	IL	Industrial & warehouse buildings, undeveloped, & outside storage

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Business Employment	IL	Industrial & warehouse buildings

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 that is 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 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

- Right-of-way dedication to include 10 feet for Tropicana Avenue and 54 foot property line radius at the northeast corner of the site;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- 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: CLARK COUNTY DEPARTMENT OF REAL PROPERTY MANAGEMENT

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