

EASEMENT
(TITLE 30)

SIERRA VISTA DR/UNIVERSITY CENTER DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0485-COUNTY OF CLARK (LV CONV AUTH):

VACATE AND ABANDON easement of interest to Clark County located between Sierra Vista Drive and Desert Inn Road, and between University Center Drive and Paradise Road within Paradise (description on file). TS/lm/jo (For possible action)

RELATED INFORMATION:

APN:

162-15-101-035

LAND USE PLAN:

WINCHESTER/PARADISE - PUBLIC FACILITIES

BACKGROUND:

Project Description

This application is a request to vacate and abandon an access easement granted to Clark County under Parcel Map File 120, Page 85. The subject property is currently used for parking as part of the Las Vegas Convention Center. The easement is being eliminated due to an expansion of the existing Las Vegas Metropolitan Police Department command station.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-21-900312	Police station expansion	Approved by ZA	July 2021
ZC-0188-15	Reclassified 14.4 acres to P-F zoning for a parking lot and outside storage area expansion for the Las Vegas Convention Center	Approved by BCC	May 2015
ZC-0696-07 (ET-0160-09)	Second extension of time to review progress on an expansion to the Las Vegas Convention Center	Approved by BCC	July 2009
ZC-0696-07 (ET-0158-08)	First extension of time to review progress on an expansion to the Las Vegas Convention Center	Approved by BCC	July 2008
ZC-0696-07	Reclassified 5.4 acres to P-F zoning for expansion to the Las Vegas Convention Center	Approved by BCC	July 2007
ZC-1526-06	Reclassified 4.1 acres to P-F zoning for the Las Vegas Convention Center	Approved by BCC	December 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Las Vegas Convention Center (south)
South	Commercial Tourist	H-1 & R-5	Multiple family residential & undeveloped
East	Commercial Tourist	P-F	Las Vegas Metropolitan Police Department substation
West	Commercial Tourist	H-1	Hotel (Renaissance)

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 the pedestrian access easement 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 Comprehensive 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 pedestrian access easement at the new location;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: LAS VEGAS CONVENTION & VISITORS AUTHORITY

CONTACT: ELENA ARELLANO, GCW ENGINEERING, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146