

04/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0136-GRIMM NORTON 4, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Sierra Vista Drive and Royal Crest Circle, and between University Center Drive and Palos Verdes Street (alignment); a portion of right-of-way being University Center Drive located between Sierra Vista Drive and Royal Crest Circle; and a portion of right-of-way being Royal Crest Circle located between University Center Drive and Palos Verdes Street (alignment) within Paradise (description on file). TS/lm/kh (For possible action)

RELATED INFORMATION:

APN:

162-15-203-002

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The applicant is requesting to vacate the west 5 feet of University Center Drive, the north 5 feet of Royal Crest Circle, and the east 5 feet of North Royal Crest Circle. A portion of a streetlight easement that runs north and south along the existing University Center Drive right-of-way is also proposed to be vacated. The purpose of the request is to allow for detached sidewalks in conjunction with a hotel and future development.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-24-0231	Monorail (underground people mover system - Loop station)	Approved by BCC	July 2024
WS-0666-17 (ET-20-0101)	Second extension of time for increased building height with alternative commercial driveway geometrics and design review for a proposed multi-family residential development	Approved by PC	October 2020
ADET-19-900376 (WS-0666-17)	Administrative extension of time for a multi-family residential development	Approved by ZA	June 2019
SC-18-0427	Name change of Swenson Street to University Center Drive between Desert Inn Road and Hacienda Avenue	Approved by PC	July 2018

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0666-17	Increased building height with alternative commercial driveway geometrics and design review for a proposed multi-family residential development on 6.1 acres	Approved by PC	September 2017
DR-0501-07 (ADET-0180-10)	Administrative extension of time for a design review mixed-use development - expired	Approved by ZA	March 2010
ZC-1192-06 (ADET-0181-10)	Administrative extension of time for a zone change from R-E to U-V - expired	Approved by ZA	February 2010
UC-1236-07	Temporary sales office in conjunction with an approved mixed-use project - expired	Approved by PC	November 2007
DR-0501-07	Modifications to an approved mixed-use project - expired	Approved by BCC	June 2007
ZC-1192-06	Reclassified the site to U-V for a mixed-use project - expired	Approved by BCC	November 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-use	CR	Hotel
South & West	Entertainment Mixed-use	RM50	Multi-family residential
East	Entertainment Mixed-use	CR	Multi-family residential

Related Applications

Application Number	Request
ZC-25-0134	A zone change to reclassify the site from RM50 to CR is a companion item on this agenda.
UC-25-0135	Use permit, waivers of development standards, and a design review for a hotel development is a companion item on this agenda.
UC-25-0218	A special use permit for a multi-family development on the southerly portion of the site (Lot 2, MSM-25-600018) is a related item on the May 7, 2025 Board of County Commissioners meeting.

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

- The applicant is to remove the area adjacent to the future development from the vacation if the Waivers of Development Standards for landscaping and detached sidewalk are approved and advised the area will need to be vacated with the future development;
- The applicant to install detached sidewalk along University Center Drive, Royal Crest Circle, and North Royal Crest Circle if the waivers of development standards for landscaping and detached sidewalk are denied;
- 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.

Building Department - Addressing

- No comment.

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:

APPROVALS:

PROTESTS:

APPLICANT: GRIMM NORTON 4, LLC

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