

EASEMENTS
(TITLE 30)

LAS VEGAS BLVD S/CACTUS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0588-SC CACTUS, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Cactus Avenue and Erie Avenue, and between I-15 and Las Vegas Boulevard South within Enterprise (description on file). MN/lm/syp (For possible action)

RELATED INFORMATION:

APN:

177-32-501-004; 177-32-502-001 through 177-32-502-003; 177-32-601-002 through 177-32-601-005

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The plan depicts the vacation and abandonment of 33 foot wide patent easements located between Cactus Avenue and Erie Avenue and between I 15 and Las Vegas Boulevard South. The applicant indicates the easements are no longer needed for site access and that the request is to facilitate future development on the site.

Prior Land Use Requests

Application Number	Request	Action	Date
DA-0971-01	Development agreement - expired	Approved by BCC	November 2001
ZC-0674-01	Reclassified 259.6 acres to H-1 zoning for a resort hotel	Approved by BCC	November 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Entertainment Mixed-use	H-1 & C-2	Undeveloped
East	Entertainment Mixed-use, Corridor Mixed-use & Neighborhood Commercial	H-1, C-P, H-2, & C-2	Retail & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Entertainment Mixed-use & Ranch Estate Neighborhood (up to 2 du/ac)	H-1, R-E, U-V, R-2, & P-F	I 15, drainage channel, mixed-use, single family residential & school

Related Applications

Application Number	Request
WS-23-0508	A waiver of development standards to eliminate street landscaping in conjunction with a minor subdivision 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 patent easements 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

- Right-of-way dedication to include 40 feet for Erie Avenue and associated spandrel;
- Applicant to grant a 60 foot wide rights-of-way easement for the frontage road;
- 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: Enterprise - approval.

APPROVALS:

PROTESTS:

PLANNING COMMISSION ACTION: October 17, 2023 – HELD – To 11/07/23 – per the applicant.

APPLICANT: SC CACTUS, LLC

CONTACT: GCW, INC., 1555 S. RAINBOW BLVD, LAS VEGAS, NV 89146