

09/22/21 BCC AGENDA SHEET

EASEMENTS/RIGHTS-OF-WAY  
(TITLE 29)

DURANGO DR/MAULE AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-21-0388-NP DURANGO, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Roy Horn Way and Maule Avenue, and between Durango Drive and El Capitan Way (alignment) in an H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay) Zone in the Rhodes Ranch Master Planned Community within Spring Valley (description on file). JJ/rk/jd (For possible action)

---

RELATED INFORMATION:

**APN:**  
176-05-601-028

**LAND USE PLAN:**  
SPRING VALLEY - MAJOR DEVELOPMENT PROJECT (RHODES RANCH) - UP TO  
LIMITED RESORT

**BACKGROUND:**

**Project Description**

The request to vacate and abandon includes the following: 1) portions of Maule Avenue for purposes of installing a detached sidewalk along the right-of-way; 2) slope easements; and 3) patent easements. The easements are no longer needed and will facilitate the development of the subject site. Additionally, this request will facilitate the much needed full off-site improvements for the last remaining segments of Roy Horn Way, Durango Drive, and Maule Avenue for an overall seamless improved streetscape.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ET-400190-18 (UC-0726-08)	Fourth extension of time for a resort hotel/casino with accessory retail commercial	Approved by BCC	October 2018
UC-0726-08 (ET-0073-15)	Third extension of time for a resort hotel/casino with accessory retail commercial	Approved by BCC	November 2015
UC-0726-08 (ET-0082-13)	Second extension of time for a resort hotel/casino with accessory retail commercial	Approved by BCC	October 2013
UC-0726-08 (ET-0134-10)	First extension of time for a resort hotel/casino with accessory retail commercial	Approved by BCC	October 2010

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-0726-08	Original application for a revised resort hotel/casino with accessory retail commercial	Approved by BCC	September 2008
ZC-1282-06	Reclassified the site to H-1 zoning for a resort hotel/casino	Approved by BCC	November 2006

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	N/A	N/A	215 Beltway
South	Commercial Tourist; Major Development Project - Commercial General & Major Development Project - Mixed Use	H-1, C-2 & R-3	Multi-family residential, retail center & single family residential
East	Commercial General & Residential Urban Center	C-2 & R-4	Undeveloped
West	Residential Suburban & Residential High & Mixed Use	R-2 & R-3	Single family residential

### Related Applications

Application Number	Request
UC-21-0387	A use permit for modifications for a resort hotel/casino with outside dining, and all associated public areas is a companion item on this agenda.
ET-21-400117 (UC-0726-08)	Fifth extension of time for a resort hotel/casino with accessory retail commercial 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 29.

### Analysis

#### Public Works - Development Review

Staff has no objection to the vacation of easements that are not necessary for site, drainage, or roadway development and a portion of right-of-way for Maule Avenue to accommodate 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 Comprehensive Master Plan, Title 29, and/or the Nevada Revised Statutes.

## **PRELIMINARY STAFF CONDITIONS:**

### **Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that 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**

- Dedicate any right-of-way and easements as required by the traffic study;
- Dedicate any right-of-way and easements necessary for the Beltway Frontage Road improvement project;
- Dedicate any right-of-way and easements necessary for the Maule/Badura Connection improvement project;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that 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.

### **Clark County Water Reclamation District (CCWRD)**

- No objection.

### **Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:** Spring Valley - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** NP DURANGO, LLC

**CONTACT:** CARL HAGELMAN, STATION CASINOS, 1505 SOUTH PAVILION CENTER DRIVE, LAS VEGAS, NV 89135