

07/16/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0235-PROLOGIS LP:

VACATE AND ABANDON easements of interest to Clark County located between Desert Inn Road and Pioneer Avenue, and between Wynn Road and Valley View Boulevard within Paradise (description on file). JJ/my/ng (For possible action)

APN:

162-18-503-020

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The applicant is seeking to vacate a public ingress/egress easement located on parcel 162-18-503-020. This request is to meet one of the conditions of approval imposed by Public Works on WS-22-0685. The easement, measuring 626 square feet in area, is a driveway located at the northeast corner of the site and was conditioned to be either removed entirely or aligned to match the southern driveway that extends to Pioneer Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-22-0685	Waived development standards for street landscaping and site improvements; and a design review for distribution center	Approved by BCC	March 2023
NZC-0319-11	Reclassified from H-1 to M-1 zoning with waivers for site improvements; and a design review for mini-warehouses	Approved by BCC	October 2011
UC-1439-06	Expansion of the Gaming Enterprise District and high-impact resort hotel with casino; with deviations for airspace encroachment and tandem valet parking; and design review for high-rise resort hotel/casino with water features	Approved by BCC	November 2008
ZC-1276-06	Reclassified from C-2 and M-1 to H-1 zoning	Approved by BCC	November 2006
WS-1727-04	Waived development standards to increase building height; with a design review for high-rise condominiums and shopping center	Approved by PC	November 2004

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0592-04	Reclassified from M-1 to C-2 zoning; with a use permit to increase building height; waivers to reduce setbacks, building height, and loading spaces; and a design review for a high rise hotel with shopping center	Approved by BCC	July 2004
VC-0643-98	Appeal variances for setback reductions, size of lot, zone boundary wall, paved parking, accessory structure requirements, and trash enclosure	Approved by PC	December 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	IL	Office park
South	Entertainment Mixed-Use	IL	Undeveloped
East	Entertainment Mixed-Use	IL	Undeveloped
West	Entertainment Mixed-Use	IL	Outdoor storage

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 easements 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

- 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

- Vacation to be recordable prior to 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: LISA BRADY

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