

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0035-STRIP REAL ESTATE THREE, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between I 215 and Arby Avenue (alignment) and between Las Vegas Boulevard South and Windy Street (alignment) within Enterprise (description on file). MN/nai/ng (For possible action)

RELATED INFORMATION:

APN:

177-05-701-018; 177-05-701-024

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:**Project Description**

The plans depict the vacation and abandonment of a 16.5 foot wide easement along the east property lines of both parcels. Also, a 33 foot wide patent easement will be vacated and abandoned that runs along the north and west property lines of APN 177-05-701-024. There will be a parking lot and an outside storage with electrical charging stations on the site, and according to the applicant, the patent easement is no longer required as the site has access from existing rights-of-ways.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1055-08	Resort hotel with a use permit, design review and deviations for reduced on-site parking and loading spaces, encroachment into airspace, and accessory structures - expired	Approved by BCC	March 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North,	Entertainment Mixed-Use	CR	I 215
South & East	Entertainment Mixed-Use	CR	Undeveloped
West	Entertainment Mixed-Use	IP	Equipment rental business & I 215

Related Applications

Application Number	Request
UC-24-0034	Use permit with a design review for parking lot and outside storage with a waiver for reduced throat depth and reduced EV charging stations 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 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 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

- Right-of-way dedication to include 25 feet to the back of curb for Arby Avenue;
- 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 dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS: 1 card

COUNTY COMMISSION ACTION: April 3, 2024 – HELD – To 04/17/24 – per the applicant.

APPLICANT: STRIP REAL ESTATE ONE, LLC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR. SUITE 650, LAS VEGAS, NV 89135