

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-24-700028-CIRCUS CIRCUS LV, LLC, ET AL:

PLAN AMENDMENT to amend the Southwest - Las Vegas Valley Transportation Map of the Clark County Master Plan, along with related text in Appendix A, from Las Vegas Blvd (200+ feet of right-of-way) to Las Vegas Blvd (150+ feet of right-of-way) for Las Vegas Boulevard South between Sahara Avenue and Flamingo Road within Winchester and Paradise. TS/gc (For possible action)

RELATED INFORMATION:

APN:

List on file

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Applicant’s Justification

The Board of County Commissioners (BCC) directed staff on July 17, 2024 (AG-24-900342) to initiate a Master Plan Amendment to the Southwest - Las Vegas Valley Transportation Map of the Clark County Master Plan. The Master Plan Amendment consists of amending Las Vegas Boulevard South from Sahara Avenue to Flamingo Road from “Las Vegas Blvd (200+ ft R-O-W)” to “Las Vegas Blvd (150+ ft R-O-W)” along with related text in Appendix A. The proposed amendment will align better with existing development and allow Public Works more flexibility in the design of Las Vegas Boulevard South in the area.

STANDARDS FOR ADOPTION:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

The applicant shall establish the request is consistent with the overall intent of the Master Plan by demonstrating the proposed amendment 1) is based on changed conditions or further studies; 2) is compatible with the surrounding area; 3) will not have a negative effect on adjacent properties or on transportation services and facilities; 4) will have a minimal effect on service provision or is compatible with existing and planned service provision and future development of the area; 5) will not cause a detriment to the public health, safety, and general welfare of the people of Clark County; and 6) adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other core values, goals, and policies.

Staff can support the request to reduce the right-of-way width for Las Vegas Boulevard South in the Master Plan. The proposed amendment will align better with existing development. The majority of the sites along the alignment are already developed with off-site improvements installed. The reduction in right-of-way width will still allow for additional lanes in the future. For these reasons, staff finds the request appropriate.

Public Works - Development Review

Staff can support the request to reduce the right-of-way width for Las Vegas Boulevard, with a majority of the sites already developed and improvements installed the reduction will still allow the additional lanes in the future.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 8, 2025 at 9:00 a.m., unless otherwise announced.

If this request is adopted, 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.

STAFF ADVISORIES:

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Winchester - approval.

APPROVALS:

PROTEST:

APPLICANT: CLARK COUNTY COMPREHENSIVE PLANNING

CONTACT: CLARK COUNTY COMPREHENSIVE PLANNING, 500 S. GRAND CENTRAL PARKWAY, 1ST FLOOR, LAS VEGAS, NV 89155

**RESOLUTION
OF THE CLARK COUNTY PLANNING COMMISSION
ADOPTING AN AMENDMENT TO APPENDIX A AND THE SOUTHWEST – LAS
VEGAS VALLEY TRANSPORTATION MAP OF THE CLARK COUNTY MASTER
PLAN**

WHEREAS, pursuant to NRS 278, the Clark County Planning Commission adopted the Clark County Master Plan on November 16, 2021, and forwarded a copy to the Clark County Board of Commissioners for their consideration; and

WHEREAS, pursuant to NRS 278, the Clark County Board of Commissioners adopted the Clark County Master Plan on November 17, 2021; and

WHEREAS, the Clark County Planning Commission (hereafter referred to as the Planning Commission) is charged with the preparation and adoption of a long-term master plan for the physical development of all unincorporated portions of Clark County, Nevada (hereafter referred to as the County), as specified by the Nevada Revised Statutes, Chapter 278; and

WHEREAS, from time to time the Clark County Master Plan may need to be amended to facilitate local transportation patterns; and

WHEREAS, on December 3, 2024, a public hearing was held by the Planning Commission in accordance with Nevada Revised Statute 278 regarding an amendment to the Clark County Master Plan;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does adopt and amend Appendix A and the Southwest - Las Vegas Valley Transportation Map of the Clark County Master Plan by:

PA-24-700028 - Amending the Arterial Roadways and Limited Access Arterials section of the Transportation section of Appendix A of the Clark County Master Plan to say “Exceptions include the right-of-way width for Las Vegas Boulevard South between Sahara Avenue (City of Las Vegas boundary) to Flamingo Road at 150 feet, and Flamingo Road to the California State Line at 200 feet.” and the Southwest - Las Vegas Valley Transportation Map of the Clark County Master Plan from Las Vegas Blvd (200+ ft R-O-W) to Las Vegas Blvd (150+ ft R-O-W) for Las Vegas Boulevard South between Sahara Avenue and Flamingo Road.

PASSED, APPROVED, AND ADOPTED this 3rd day of December, 2024.

CLARK COUNTY PLANNING COMMISSION

By: _____
TIMOTHY CASTELLO, CHAIR

ATTEST:

SAMI REAL
EXECUTIVE SECRETARY