

EASEMENTS  
(TITLE 30)

PARADISE RD/BELL DR

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-23-0418-LAS VEGAS AIRPORT CENTER LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Paradise Road and Palo Verde Road, and between Bell Drive and Gus Giuffre Drive (alignment) within Paradise (description on file). JG/md/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

162-27-101-001

**LAND USE PLAN:**

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of a 20 foot wide drainage and flood control easement measuring 3,136 square feet in area located at the southeast corner of the project site. According to the applicant, the vacation of the drainage easement is necessary to develop the eastern portion of the site and a new drainage easement that conforms to the proposed parking garage will be granted.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-21-0427	Increased sign area, increased animated sign area, and reduced setback for a freestanding sign in conjunction with a commercial complex	Approved by PC	October 2021
UC-0408-14	Cannabis dispensary	Denied by BCC	December 2014
UC-1337-94	Minor training facility - expired	Approved by PC	September 1994
VC-0535-94	Allowed a 52 square foot electronic message panel on a freestanding sign in conjunction with a vehicle rental facility	Approved by PC	May 1994
ZC-151-82	Reclassified the site from C-1 to C-2 zoning and allowed additional commercial uses within the complex	Approved by BCC	October 1982

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Corridor Mixed-Use	C-2	Transportation service
South	Corridor Mixed-Use	M-D	Vehicle rental facility
East	Corridor Mixed-Use	R-4 & C-2	Liquor store, transportation and tour guide service, & multiple family residential
West	Public Use	P-F	Harry Reid International Airport

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-23-0417	Waivers of development standards with design reviews for a parking garage in conjunction with an existing commercial complex is a companion item on this agenda.
TM-23-500087	A tentative map for a 1 lot commercial 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 a drainage 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 that the County is currently rewriting Title 30 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**

- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Tropicana and University Center DDI improvement project;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Fire Prevention Bureau**

- No comment.

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

- No objection.

**TAB/CAC:** Paradise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** DAPPER DEVELOPMENT

**CONTACT:** GEORGE ROSS, DAPPER DEVELOPMENT, 985 WHITE DR, LAS VEGAS, NV 89119