

07/16/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0229-VLV 1, LLC ETAL & VLV 2, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Las Vegas Boulevard South and I-15, and between Serene Avenue and Richmar Avenue within Enterprise (description on file). MN/dd/ng (For possible action)

RELATED INFORMATION:

APN:

177-20-701-012

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The applicant is requesting to vacate and abandon a patent easement in order to develop a previously approved mixed-use High Impact Project. The site plan depicts the easement as being directly south of Serene Avenue and approximately 250 feet west of Las Vegas Boulevard South, covering the northernmost portion of APN 177-20-701-012.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-23-0378	Reclassified the site from R-T to H-1 zoning for a mixed-use development	Approved by BCC	September 2023
DR-0735-97	279 space manufactured home park	Approved by PC	June 1997
ZC-1550-96	Reclassified a portion of this site from R-E and H-1 zoning to T-C zoning for a manufactured home park	Approved by BCC	November 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	CR & RM18	Shopping center & multi-family residential
South	Entertainment Mixed-Use	CR, RM18, & CG	Convenience store, compact lot single-family residential, & undeveloped
East	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Entertainment Mixed-Use	CR	Resort & manufactured home park

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

- 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

- Coordinate with Public Works - Road Division for drainage channel access;
- Vacation to be recordable prior to building permit issuance or 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: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: LOCHSA ENGINEERING

CONTACT: LOCHSA ENGINEERING, 6345 S. JONES BOULEVARD #100, LAS VEGAS,
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