

07/16/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0233-SOUTH VALLEY INVESTORS, LLC:

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

RELATED INFORMATION:

APN:

177-32-701-004; 177-32-701-006

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

This is a request to vacate and abandon 30 foot wide government patent easements located along the east and west portions of the project site, in addition to patent easements centrally located within the site. A second patent easement measuring 5 feet in width, located adjacent to Erie Avenue, will be vacated to accommodate the required detached sidewalk. The vacation of the patent easements is necessary to develop the project site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0504	Multi-family residential development	Approved by BCC	November 2022
VS-22-0506	Vacated and abandoned patent easements	Approved by BCC	November 2022
VS-18-0862	Vacated and abandoned patent easements	Approved by PC	July 2019
ZC-0806-05	Reclassified a 2.5 acre portion of the project site to H-1 zoning for a future development	Approved by BCC	July 2005
ADR-0158-04	Off-premises sign	Approved by ZA	February 2004
ZC-0674-01	Reclassified a portion of the project site to H-1 zoning for a future resort hotel	Approved by BCC	November 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	CR	Undeveloped
South	Entertainment Mixed-Use	CR	Multi-family residential
East	Entertainment Mixed-Use	CG & CR	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	PF	I-15 & elementary school

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
UC-24-0232	A use permit for a multi-family development 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 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

- Drainage study and compliance;

- Right-of-way dedication to include 35 feet to the back of curb for Erie Avenue and 60 feet for the frontage street on the west portion of the APN 177-32-701-006;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- 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.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: THE NRP GROUP, LLC

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