

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0101-CMR REALTY, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Spring Mountain Road and Twain Avenue, and between Valley View Boulevard and Procyon Street within Paradise (description on file). JJ/md/ng (For possible action)

RELATED INFORMATION:

APN:

162-17-201-003; 162-17-201-004; 162-17-201-006 through 162-17-201-010

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of government patent easements measuring 33 feet in width centrally located within the site, and along the north and south boundaries of the property. A 3 foot wide government patent easement located along the east property line of the site, along Procyon Street, will also be vacated. The second component of this request is to vacate and abandon a grant of easement for a curb return driveway located at the southwest corner of the site adjacent to Valley View Boulevard, created via document number 980211:00631. The curb return driveway measures 711 square feet in area. The patent easements are no longer required for roadway and utility purposes. The vacation of the patent easements and curb return driveway are necessary to facilitate development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0126	Monorail	Approved by BCC	May 2023
UC-0425-15	Expansion and modifications to an existing recycling center - expired	Approved by PC	August 2015
UC-0450-14	Recycling center - expunged	Approved by PC	July 2014
UC-0386-11	Recycling center - expunged	Approved by PC	November 2011
UC-0447-10	Light manufacturing with outside storage of pallets - expired	Approved by PC	October 2010
UC-0546-09	Recycling center - expunged	Approved by PC	October 2009

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1046-07	Recycling center - expired	Approved by PC	November 2007
ZC-0437-06	Reclassified a 2.1 acre portion of the project site to U-V (Urban Village) zoning for a mixed-use development - expired	Approved by BCC	May 2006
ZC-1416-05*	Reclassified a 2.3 acre portion of the project site from a C-2 zone to H-1 zone for a hotel condominium	Approved by BCC	November 2005
WS-0841-05*	Increase building height for a hotel condominium - expired	Approved by PC	July 2005
ZC-1883-04*	Reclassified a 2.3 acre portion of the project site from a C-2 zone and M-1 zone to a C-2 zone for a hotel	Approved by BCC	December 2004
NZC-1775-04	Reclassified a 5 acre portion of the project site to U-V zoning for a mixed-use development project - expired	Approved by BCC	February 2005
DR-1902-03*	Addition to an existing office/warehouse building including a new parking lot - expired	Approved by PC	January 2004

*These applications included only APNs 162-17-201-009 & 162-17-201-011.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	IL	Cannabis cultivation & production facility
South	Entertainment Mixed-Use	IL & CR	Outside storage & vacant commercial building
East	Entertainment Mixed-Use	IL	Industrial & warehouse buildings
West	Entertainment Mixed-Use	CG, IL, & RM32	Office/warehouse & shopping center complex, multiple family development, & restaurants

Related Applications

Application Number	Request
ZC-24-0100	A zone change to reclassify the subject property from IL and CR to CG zoning is a companion item on this agenda.
WS-24-0102	Waivers of development standards to increase building height and modified driveway design standards in conjunction with a shopping center is a companion item on this agenda.
TM-24-500027	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 easements that 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 4 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

- 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

- 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 that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: 3500-3675 PROCYON, LLC

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