

04/02/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-25-0150-7-ELEVEN, INC:

VACATE AND ABANDON easements of interest to Clark County located between Windmill Lane and Santoli Avenue, and between Las Vegas Boulevard South and Giles Street; a portion of right-of-way being Giles Street located between Windmill Lane and Santoli Avenue; and a portion of right-of-way being Windmill Lane located between Las Vegas Boulevard South and Giles Street within Enterprise (description on file). MN/mh/kh (For possible action)

RELATED INFORMATION:

APN:

177-09-401-013; 177-09-401-014; 177-09-401-018 through 177-09-401-019

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of patent easements located within the subject parcels, as well as the vacation of driveway easements located along the south and east sides of the site. The plans also depict the vacation and abandonment of 5 foot wide portions of the Windmill Lane and Giles Street rights-of-way. The applicant states the vacation of the patent and driveway easements is necessary to redevelop the site, and the vacation of the rights-of-way is necessary to accommodate detached sidewalks.

Prior Land Use Requests APN 177-09-401-013

Application Number	Request	Action	Date
ZC-0491-06 (ET-0070-09)	First extension of time for a zone change from C-2 to H-1, use permits for resort condominiums and increased building height, waiver for height setback ratio, and design review for a resort condominium - expired	Approved by BCC	April 2009
ZC-0491-06	Zone change from C-2 to H-1, use permits for resort condominiums and increased building height, waiver for height setback ratio, and design review for a resort condominium - expired	Approved by BCC	May 2006
DR-0109-00 (ET-0061-02)	Second extension of time for a design review for a fast-food restaurant - expired	Approved by PC	April 2002
DR-0109-00 (ET-0051-01)	First extension of time for a design review for a fast-food restaurant - expired	Approved by PC	April 2001

Prior Land Use Requests APN 177-09-401-013

Application Number	Request	Action	Date
DR-0109-00	Design review for a fast-food restaurant - expired	Approved by PC	March 2000
VC-0914-92 (ET-0483-99)	Fourth extension of time for a variance to reduce the front setback for a shopping center - expired	Approved by PC	February 2000
VC-0914-92 (ET-0289-97)	Third extension of time for a variance to reduce the front setback for a shopping center - expired	Approved by PC	January 1998
VC-0914-92 (ET-0226-95)	Second extension of time for a variance to reduce the front setback for a shopping center -expired	Approved by PC	February 1996
VC-0914-92 (ET-0114-93)	First extension of time for a variance to reduce the front setback for a shopping center - expired	Approved by PC	February 1994
VC-0914-92	Variance to reduce the front setback for a shopping center - expired	Approved by PC	January 1993
ZC-0179-92	Zone change from H-1 to C-2 for a shopping center	Approved by BCC	November 1992

Prior Land Use Requests APNs 177-09-401-014 & 177-09-401-019

Application Number	Request	Action	Date
ZC-0491-06 (ET-0070-09)	First extension of time for a zone change from C-2 to H-1, use permits for resort condominiums and increased building height, waiver for height setback ratio, and design review for a resort condominium - expired	Approved by BCC	April 2009
ZC-0491-06	Zone change from C-2 to H-1, use permits for resort condominiums and increased building height, waiver for height setback ratio, and design review for a resort condominium - expired	Approved by BCC	May 2006
DR-1428-04 (WC-0363-04)	Waiver of conditions of a design review requiring cross parking and access ingress/egress agreement for a retail center	Approved by PC	December 2004
TM-0476-04	Commercial subdivision - expired	Approved by PC	October 2004
VS-1488-04	Vacated and abandoned easements	Approved by PC	October 2004
DR-1428-04	Design review for a retail center - expired	Approved by PC	October 2004
VC-0914-92 (ET-0483-99)	Fourth extension of time for a variance to reduce the front setback for a shopping center - expired	Approved by PC	February 2000
VC-0914-92 (ET-0289-97)	Third extension of time for a variance to reduce the front setback for a shopping center - expired	Approved by PC	January 1998

Prior Land Use Requests APNs 177-09-401-014 & 177-09-401-019

Application Number	Request	Action	Date
UC-0373-97	110 unit extended stay hotel and a variance to permit kitchens within guest rooms	Denied by BCC	May 1997
VC-0914-92 (ET-0226-95)	Second extension of time for a variance to reduce the front setback for a shopping center -expired	Approved by PC	February 1996
VC-0914-92 (ET-0114-93)	First extension of time for a variance to reduce the front setback for a shopping center - expired	Approved by PC	February 1994
VC-0914-92	Variance to reduce the front setback for a shopping center - expired	Approved by PC	January 1993

Prior Land Use Requests APN 177-09-401-018

Application Number	Request	Action	Date
UC-146-86	Retail (convenience store) with gasoline sales	Approved by PC	June 1986

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CR	Telephone communication facility
South	Entertainment Mixed-Use	CR	Shopping center
East	Corridor Mixed-Use	CR	Undeveloped
West	Entertainment Mixed-Use	CR	Undeveloped

Related Applications

Application Number	Request
ZC-25-0148	A zone change from CR to CG is a companion item on this agenda.
WS-25-0149	A waiver of development standards and design review for the expansion of a retail building and gasoline station 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.

Public Works - Development Review

Staff has no objection to the vacation of patent easements that are not needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

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

- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Duck Creek/Blue Diamond improvement project;
- 90 days to record said separate document for the Duck Creek/Blue Diamond improvement project;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- Applicant to show fire hydrant locations on-site and within 750 feet.
- 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: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: ACTIVE COMMERCIAL, LLC

CONTACT: DG CONSULTANTS, 9500 HILLWOOD DRIVE, SUITE 201, LAS VEGAS, NV 89134