

03/20/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0872-SPRING MOUNTAIN PROCYON LLC:

VACATE AND ABANDON easements of interest to Clark County located between Spring Mountain Road and Highland Drive/Twain Avenue, and between Procyon Street and Polaris Avenue; a portion of right-of-way being Procyon Street located between Spring Mountain Road and Twain Avenue; a portion of right-of-way being Spring Mountain Road located between Procyon Street and Polaris Avenue; and a portion of right-of-way being Polaris Avenue located between Spring Mountain Road and Highland Drive within Paradise (description on file). JJ/rr/ng (For possible action)

RELATED INFORMATION:

APN:

162-17-202-001 through 162-17-202-004; 162-17-202-006; 162-17-202-008

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The request is to vacate the existing portions of rights-of-way for Procyon Street, Spring Mountain Road, and Polaris Avenue so that a detached sidewalk may be constructed along the street frontages in conjunction with a proposed commercial development. The request is also to vacate the existing patent easements on the subject properties.

Prior Land Use Requests: All parcels

Application Number	Request	Action	Date
UC-23-0126	Monorail (Vegas Loop)	Approved by BCC	May 2023
ZC-0770-07 (ET-0068-16)	Third extension of time for a resort hotel and casino - expired	Approved by BCC	July 2016
ZC-0770-07 (ET-0102-14)	Second extension of time for a resort hotel and casino - expired	Approved by BCC	October 2014
ZC-0770-07 (ET-0126-10)	First extension of time for a resort hotel and casino - expired	Approved by BCC	September 2010

Prior Land Use Requests: All parcels

Application Number	Request	Action	Date
ZC-0770-07	Reclassified from U-V to H-1 zoning, with use permits for expansion/enlargement of the Gaming Enterprise District, resort hotel and casino with mid-rise and high-rise towers, resort condominium units, public areas, increased height, accessory uses, and deviations from development standards - expired	Approved by BCC	September 2007
ZC-1925-05	Reclassified from U-V and M-1 to U-V for a mixed-use development consisting of commercial areas and 1,738 residential units in 4 high-rise towers - expired	Approved by BCC	February 2006
ZC-1745-04	Reclassified from M-1 to U-V zoning for a mixed-use development consisting of commercial areas and 687 residential units in 4 high-rise towers - expired	Approved by BCC	February 2005

Prior Land Use Requests: APN 162-17-202-002, -004, -006, and -008

Application Number	Request	Action	Date
UC-0327-16	Mixed-use development in an H-1 zone with vertically mixed elements including residential, commercial, open space and pedestrian realms - expired	Approved by BCC	July 2016

Prior Land Use Requests: APN 162-17-202-008 only

Application Number	Request	Action	Date
UC-20-0395	Personal services (beauty salon)	Approved by PC	November 2020
UC-0196-15	Allow an office as a principal use in conjunction with an existing office/warehouse building	Approved by PC	May 2015
UC-0117-10	Secondhand sales and outside storage	Approved by PC	May 2010

Prior Land Use Requests: APN 162-17-202-001, -002, -003, and -004

Application Number	Request	Action	Date
UC-18-0196	Outside dining and cooking (food trucks)	Approved by BCC	April 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mixed Use Commercial	M-1 & C-2	Undeveloped & commercial buildings
South	Mixed Use Commercial	M-1	Industrial building & warehouse
East	Mixed Use Commercial	M-1 (H-1 – ROI)*	Office & retail complex
West	Mixed Use Commercial	M-1	Industrial buildings & retail

*Property under Resolution of Intent (ZC-0425-07) for a resort hotel and casino last extended in 2023.

Related Applications

Application Number	Request
ZC-23-0868	A zone change to reclassify the site from M-1 to C-2 zoning with waivers and a design review for a commercial center is a companion item on this agenda.
TM-23-500185	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 patent easements that are not necessary for site, drainage, or roadway development, and right-of-way for detached sidewalk.

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

- Right-of-way dedication to include 5 feet to the back of curb for Spring Mountain Road;
- 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;
- All other right-of-way and easement dedications to record with the subdivision map;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Spring Mountain Road improvement project.
- Applicant is advised that off-site improvement permits may be required; and that 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.

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: KCSL, LLC

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