

11/08/23 BCC AGENDA SHEET

EASEMENTS/RIGHTS-OF-WAY
(TITLE 30)

MARYLAND PKWY/DESERT INN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0644-SUNRISE HOSPITAL & MEDICAL CENTER, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Maryland Parkway and La Canada Street, and between Desert Inn Road and Vegas Valley Drive; a portion of right-of-way being Arabella Street located between Desert Inn Road and Vegas Valley Drive; a portion of right-of-way being Sombrero Drive located between Maryland Parkway and La Canada Street; a portion of Serape Circle located between Maryland Parkway and La Canada Street; and a portion of Silver Mesa Court located between Maryland Parkway and La Canada Street within Winchester (description on file). TS/rk/syp (For possible action)

RELATED INFORMATION:

APN:

162-11-301-009; 162-11-301-010; 162-11-401-003 through 162-11-401-007; 162-11-401-009; 162-11-401-011; 162-11-410-029 through 162-11-410-032; 162-11-410-043; 162-11-410-044; 162-11-410-046 through 162-11-410-056; 162-11-410-058 through 162-11-410-063; 162-11-410-080 through 162-11-410-084

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The plans show the vacation and abandonment of an access easement as granted to Clark County under File 24, Page 50 of parcel map on file. Included in plans is the vacation and abandonment of Arabella Street, Serape Circle, a portion of the cul-de-sac for Silver Mesa Court, and a portion of Sombrero Drive. The rights-of-way are being eliminated or shifted slightly based on the new design of the surface parking lot while maintaining through access for the single family residences to the east.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-22-900684	Administrative design review for an exterior façade remodel of a hospital	Approved by ZA	November 2022
UC-18-0076	Heliport in conjunction with an existing hospital (Sunrise Hospital)	Approved by BCC	June 2018

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0808-17	Increased wall height	Approved by PC	November 2017
WS-0482-16	Addition and modifications to an existing hospital (Sunrise Hospital)	Approved by BCC	September 2016
UC-0499-09	Air ambulance heliport and modifications to the parking lot layout for a portion of an existing parking garage in conjunction with an existing hospital	Denied by BCC	November 2009
WS-0575-03	Increased building height for an addition to the hospital	Approved by PC	May 2003
DR-0893-99	Addition to the hospital	Approved by PC	July 1999
VC-1666-98	Increased building height for an addition to the hospital	Approved by PC	November 1998
VC-1318-98	Building addition and parking garage for the hospital with variances to increase lot coverage and increased building height	Approved by PC	September 1998
UC-1061-98	Rooftop heliport and an addition to the hospital with variances to increase lot coverage and increased building height	Approved by PC	August 1998

Since the 1950's there have been numerous land use applications for various temporary and permanent uses, as well as expansions and zoning to the hospital campus.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use & Urban Neighborhood (greater than 18 du/ac)	R-1 & R-4	Medical offices & multiple family residential
South	Corridor Mixed-Use	C-2 & CRT	Boulevard Shopping Mall & office building
East	Urban Neighborhood (greater than 18 du/ac); Neighborhood Commercial; & Corridor Mixed-Use	R-4 & H-1	Multiple family residential & single family residential
West	Corridor Mixed-Use	C-2	Commercial developments

Related Applications

Application Number	Request
ZC-23-0643	A request to reclassify this site to C-1 zoning for a parking garage and surface parking lot modifications with waivers of development standards and design reviews is a companion item on this agenda.

Related Applications

Application Number	Request
TM-23-500130	A tentative map for a 1 lot commercial subdivision on 37.6 acres 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 and right-of-way 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 that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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 that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Right-of-way dedication to include 60 feet for Serape Circle, 60 feet for Oneida Way and associated knuckles and spandrels;
- 30 days to coordinate with Regional Transportation Commission (RTC) of Southern Nevada and to dedicate any necessary right-of-way and easements for the Maryland Parkway bus rapid transit (BRT) improvement project;
- Coordinate with Jim Benoit with Public Works - Traffic Division for traffic signal rehabilitation project for Oneida Way;
- 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 approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Winchester - approval.

APPROVALS:

PROTESTS:

APPLICANT: SUNRISE HOSPITAL & MEDICAL CENTER, LLC

CONTACT: CIVIL 360 PLANNING & ENGINEERING, 6490 W. DESERT INN ROAD,
LAS VEGAS, NV 89146