

08/07/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0260-WESTERN IRA FUNDING LTD RTMT PL:

VACATE AND ABANDON easements of interest to Clark County located between Roy Horn Way and Maule Avenue, and between Gagnier Boulevard and Agilysys Way and a portion of a right-of-way being Roy Horn Way located between Agilysys Way and Gagnier Boulevard within Spring Valley (description on file). MN/sd/syp (For possible action)

RELATED INFORMATION:

APN:

176-04-201-006

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 33 foot wide patent easements located along the east property line and the south property line. The plans also depict the vacation and abandonment of an 8 foot wide patent easement located along the west property line. The applicant has also submitted plans that depict the vacation of 5 feet of right-of-way on Roy Horn Way to allow for detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0253	Vacated and abandoned easements and right-of-way	Approved by BCC	May 2019
ADR-0048-15	Converted the east face of an existing off-premises advertising sign to a digital sign on APN 176-04-201-015	Approved by ZA	February 2015
ADR-0772-13	Converted the east face of an existing off-premises advertising sign to a digital sign	Approved by ZA	October 2013
ADR-0359-13	Converted the west face of an existing off-premises advertising sign to a digital sign on APN 176-04-201-006	Approved by ZA	June 2013
UC-1200-02	Off-premises advertising sign on APN 176-04-201-006	Denied by BCC	February 2003
UC-1202-02	Off-premises advertising sign on APN 176-04-201-004	Denied by BCC	February 2003

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1083-02	Reclassified APN 176-04-201-015 to C-2 zoning with a use permit for an off-premises advertising sign	Approved by BCC	September 2002
ZC-1108-02	Reclassified APN 176-04-201-006 to C-2 zoning	Approved by BCC	September 2002
ZC-1065-02	Reclassified APN 176-04-201-004 to C-2 zoning	Approved by BCC	September 2002

Surrounding Land Use*

	Planned Land Use Category	Zoning District	Existing Land Use
North**	Corridor Mixed-Use	CG	Office/retail complex & undeveloped
South	Business Employment	RS20	Undeveloped
East	Business Employment	IP	Office complex
West	Business Employment	CG	Undeveloped

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

**CC 215 is adjacent to the north side of the site.

Related Applications

Application Number	Request
SC-24-0261	Street name change for Gagnier Boulevard is a companion item on this agenda.
WS-24-0259	Waiver of development standards and design reviews for a hotel is a companion item on this agenda.
TM-24-500057	Commercial tentative map 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 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 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

- Drainage study and compliance;
- Right-of-way dedication to include 25 feet to the back of curb for Gagnier Boulevard and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Beltway Frontage Road improvement project;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require the dedication to back of curb and 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: ED GARCIA

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