

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0108- SUMMERLIN GATEWAY PLAZA, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Tropicana Avenue and Bell Drive (alignment), and Conquistador Street and Grand Canyon Drive; and a portion of right-of-way being Tropicana Avenue located between Conquistador Street and Grand Canyon Drive within Spring Valley (description on file). JJ/md/kh (For possible action)

RELATED INFORMATION:

APN:

163-30-101-004; 163-30-101-005; 163-30-101-023

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a 5 foot wide portion of right-of-way being Tropicana Avenue. The vacation of right-of-way is necessary to accommodate the required detached sidewalk along the street. The plans also depict the vacation and abandonment of easements within the boundaries of the project site. The easements are no longer needed for roadway or utility purposes and must be vacated to facilitate development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0563-07	Zone change from R-E to C-1 zoning for an office complex	Approved by BCC	June 2007
DR-0858-03	Design review for a retail building with vehicle maintenance and repair	Approved by BCC	July 2003
DR-0675-02	Design review for a tavern	Approved by BCC	June 2002
ZC-0107-01	Zone change a portion of the project site from R-E and C-P to C-1 and C-2 zoning for a shopping center - expired	Approved by BCC	July 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac) & Neighborhood Commercial	RM32 & RM50	Multi-family residential & commercial building
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
West	Neighborhood Commercial	CG	Assisted/independent living facility
East	Corridor Mixed Use (less than 18 du/ac)	CG	Vehicle maintenance & repair, retail building, & undeveloped

Related Applications

Application Number	Request
WS-26-0107	Waivers of development standards and a design review for a shopping center 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 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

- Drainage study and compliance;
- 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.

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;
- 20 foot drive aisles are not code compliant.
- 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: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: MARK MULHALL

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