

UPDATE

RIGHTS-OF-WAY
(TITLE 30)

LAS VEGAS BLVD S/CHARTAN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0057-MICHELON FAMILY LV LAND, LLC:

VACATE AND ABANDON a portion of a right-of-way being Chartan Avenue located between Las Vegas Boulevard South and Giles Street, a portion of right-of-way being Terrill Avenue located between Las Vegas Boulevard South and Giles Street, and a portion of right-of-way being Giles Street located between Chartan Avenue and Starr Avenue within Enterprise (description on file). MN/jt/jo (For possible action)

RELATED INFORMATION:

APN:

177-33-401-001 through 177-33-401-005

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE
ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of several rights-of-way. On the north side of the site, a 5 foot wide and 100 foot long section of Chartan Avenue will be vacated. Within the central portion of the site, two 30 foot wide and 100 foot long sections of Terrill Avenue will be vacated. On the east side of the site, Giles Street, which extends south of Chartan Avenue approximately 700 feet and terminates in one half of a cul-de-sac, will be vacated.

According to the applicant, the rights-of-way are not needed for the proposed multiple family development, which is a companion application. A portion of Chartan Avenue will be vacated to accommodate a detached sidewalk, and the portions of Terrill Avenue will be vacated since this right-of-way alignment does not continue east or west of the site. Lastly, the vacation and abandonment of Giles Street was requested by Public Works since it is not efficient to maintain the roadway improvements for a single residence.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use & Neighborhood Commercial	H-1	Undeveloped
South	Entertainment Mixed-Use	C-2	Convenience store, gasoline station, & retail center

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Ranch Estate Neighborhood (up to 2 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E (RNP-I) & R-1	Single family residential
West	Entertainment Mixed-Use	C-2	Undeveloped

The subject site and surrounding area are located in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
NZC-22-0056	A nonconforming zone change to reclassify the site to R-4 zoning for a multiple family residential complex 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 right-of-way that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners for final action.

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.

STAFF CONDITIONS:

Current Planning Division - Addressing

- Upon recordation an address change application shall be submitted to change the address of 11200 Giles Street.

PLANNING COMMISSION ACTION: April 5, 2022 – APPROVED – Vote: Unanimous
Absent: Nguyen

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 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

- Drainage study and compliance;
- Right-of-way dedication for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way;
- Reserve an access easement to APN 177-33-402-004;
- Coordinate with Traffic Management to return any County assets to Public Works.

VACATING A PORTION OF A RIGHT-OF-WAY BEING GILES STREET LOCATED BETWEEN CHARTAN AVENUE AND STARR AVENUE WAS DENIED.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS: 7 cards, 7 letters

APPLICANT: GREYSTAR DEVELOPMENT WEST, LLC

CONTACT: ANN PIERCE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR., STE 650, LAS VEGAS, NV 89135