

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

LAS VEGAS BLVD S/JONATHAN DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0709-TZORTZIS SURVIVOR’S TRUST A, ET AL:

VACATE AND ABANDON easements of interest to Clark County located between Jonathan Drive and Bruner Avenue, and between Gabriel Street and Las Vegas Boulevard South; and a portion of right-of-way being Gabriel Street located between Jonathan Drive and Bruner Avenue within Enterprise (description on file). MN/gc/syp (For possible action)

RELATED INFORMATION:

APN:

191-05-801-007 & 012

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 33 foot wide government patent easements along the north, south, and west property lines of APN 191-05-801-012. Additionally, the plans depict the vacation and abandonment of a 30 foot wide portion of right-of-way being Gabriel Street along the west property line of both parcels. The applicant states that the vacation of the government patent easements are necessary for the development of APN 191-05-801-012. Furthermore, the applicant states that no off-site improvements exist within Gabriel Street and properties along the alignment will still have access from other streets. Additionally, the applicant states that attempts have been made to discuss the vacation of Gabriel Street with the property owner of APN 191-05-801-007, but there has been no response.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-2214-04	Restaurant (tavern) in a C-2 zone	Approved by BCC	February 2005
ZC-0809-04	Reclassified from H-2 to C-2 zoning with a use permit to reduce the separation of a tavern from a residential use	Approved by BCC	July 2004
UC-1254-02	Off-premises sign (billboard)	Approved by BCC	November 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-2	Retail store, communications tower, single family residential, & undeveloped
South	Open Lands	H-2	Undeveloped
East	Entertainment Mixed-Use & Compact Neighborhood (up to 18 du/ac)	H-2 & R-3	Undeveloped & single family residential
West	Entertainment Mixed-Use	H-2 & R-E	Undeveloped

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

Related Applications

Application Number	Request
WS-22-0708	Waivers of development standards with design reviews for a commercial 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 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:

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;
- Dedication of Las Vegas Boulevard South per RS-22-500058;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: MARIA V. TZORTZIS BY VENETA SHAFFER AS AGENT

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