

03/20/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0021-HOWARD HUGHES PROPERTIES, INC:

VACATE AND ABANDON easements of interest to Clark County located between Town Center Drive and Hualapai Way and between Flamingo Road and CC 215; a portion of right-of-way being Zenith Drive located between Flamingo Road and CC 215; and a portion of a right-of-way being Meridian Vista Drive located between Hualapai Way and Town Center Drive within Summerlin South (description on file). JJ/jor/ng (For possible action)

RELATED INFORMATION:

APN:

164-13-811-003 through 164-13-811-005

LAND USE PLAN:

SUMMERLIN SOUTH – RESIDENTIAL/COMMERCIAL

BACKGROUND:

Project Description

The applicant is requesting to vacate pedestrian access, streetlight and traffic control device, public drainage, and utility easements along Zenith Drive and Meridian Vista Drive. In addition, a portion of Meridian Vista Drive west of Zenith Drive is part of this vacation request. Lastly, the entire right-of-way of Zenith Drive will be vacated. The applicant states that the layout of the area has changed and new easements will be provided.

Prior Land Use Requests

Application Number	Request	Action	Date
AV-23-900677	Increased communication tower height	Approved by ZA	January 2024
ET-22-400006 (VC-18-0576)	Second extension of time for increased building height and a design review for 2 office buildings	Approved by BCC	March 2022
ORD-22-900026	Adopted the Fifth Amendment to the Development Agreement with Howard Hughes Properties, Inc. and The Howard Hughes Company, LLC for an approximate 7,100 acre mixed-use master planned community and amending Ordinance No. 1795 – recorded (Inst. # 20220307:00571)	Approved by BCC	February 2022

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-20-900374 (VC-18-0576)	First extension of time to increase building height for 2 office buildings	Approved by ZA	August 2020
UC-19-0861	Communication tower	Approved by PC	December 2019
ZC-19-0753	Reclassified a 1.7 acre portion of a 19 acre site from C-2 to P-F zoning, with waivers for allowing building permits prior to the off-site improvements permit, modified driveway geometrics, and a design review for a fire station	Approved by BCC	December 2019
TM-18-500146	Commercial subdivision on 105.6 acres	Approved by PC	October 2018
VC-18-0576	Increased building height for 2 office buildings on a portion of this site	Approved by BCC	September 2018
ZC-18-0529	Reclassified the site to establish the development plan for Summerlin Village 15A	Approved by BCC	September 2018
UC-0078-17	Increased building height with waivers and design review for a proposed office building	Approved by PC	March 2017
UC-0070-06	Allowed a monument sign prior to a principal use at the corner of the property	Approved by PC	February 2006
ZC-0273-00	Reclassified the zoning on this site and other areas within Village 15B	Approved by BCC	April 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Summerlin South - Commercial	C-3 & C-2	Home furnishing store & undeveloped, mix of developed/undeveloped commercial & office properties
South	Summerlin South - Single Family & Commercial	R-2 and multiple zoning districts	Single family residential
East	Summerlin South - Residential/Commercial	C-3 & P-F	Office building & fire station
West	Summerlin South - Casino	H-1	Undeveloped

Related Applications

Application Number	Request
VC-24-0020	Variances and design reviews for a motion picture production studio 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 29.

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 29, 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

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording;
- Vacation to include sidewalk of knuckle at Gate 2.
- Applicant shall enter into an agreement with Public Works in the event a traffic signal is warranted at the intersection of Fiore Bella Boulevard and Flamingo Road prior to 5 years after build out of the Site; and that owner agrees to pay 100 percent of the cost for design and construction of the traffic signal.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD has existing or proposed assets within the area proposed to be vacated per VS-24-0021; CCWRD has no objection to the request for vacation as presented; however, CCWRD requires all existing rights granted to us within the rights-of-way to be reserved; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner; additionally, CCWRD requests no gates or fences are allowed to be installed across the subject parcel as a condition of the rights granted to the CCWRD.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KEITH KAPLAN

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