

06/18/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0176-WPI-GRAND TROP, LLC & UAP-GRAND TROP, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Grand Canyon Drive and Tee Pee Lane, and between Tropicana Avenue and Reno Avenue within Spring Valley (description on file). JJ/rg/ng (For possible action)

RELATED INFORMATION:

APN:

163-30-518-002

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

This is a request to vacate and abandon public access easements along the south side of Tropicana Avenue and along the east side of Grand Canyon Drive. The applicant states that the vacation would allow for the construction of the on-site and off-site improvements for a proposed convenience store and gas station.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|---|-----------------|----------------|
| UC-23-0230 | Reduced separation from a gas station, convenience store, and outside dining to a residential use, and waiver for modified driveway standards | Approved by PC | September 2023 |
| WS-0821-02 (ET-0179-05) | Extension of time for a commercial shopping center and waiver for landscaping | Approved by BCC | September 2005 |
| VS-0664-03 | Vacated and abandoned patent easements | Approved by PC | June 2003 |
| WS-0821-02 | Landscaping and design review for a commercial shopping center | Approved by BCC | August 2002 |
| TM-0221-02 | 1 commercial lot | Approved by PC | July 2002 |
| VS-0758-02 | Vacated and abandoned patent easements | Approved by PC | July 2002 |
| ZC-0217-02 | Reclassified from R-E to C-2 zoning | Approved by BCC | April 2002 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|----------------------------------|----------------------------------|--------------------------|
| North | Corridor Mixed-Use | CG | Vehicle wash |
| South | Corridor Mixed-Use | RM50 | Undeveloped |
| East | Corridor Mixed-Use | RM50 | Undeveloped |
| West | Corridor Mixed-Use | CG | Retail |

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 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:**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.

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: CIVIL 360 PLANNING & ENGINEERING

CONTACT: CIVIL 360 PLANNING & ENGINEERING, 6490 W. DESERT INN ROAD,
LAS VEGAS, NV 89146