

09/21/21 PC AGENDA SHEET

EASEMENTS/RIGHTS-OF-WAY
(TITLE 30)

BUFFALO DR/ROY HORN WY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-21-400118 (VS-19-0292)-FLY VEGAS HOLDINGS, LLC:

VACATE AND ABANDON FIRST EXTENSION OF TIME easements of interest to Clark County located between Roy Horn Way and Badura Avenue, and between Buffalo Drive and Tenaya Way and a portion of right-of-way being an unnamed right-of-way segment located between Roy Horn Way and Badura Avenue and between Tenaya Way and Buffalo Drive within Spring Valley (description on file). MN/nr/jo (For possible action)

RELATED INFORMATION:

APN:

176-03-201-003

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

The previously approved application (VS-19-0292) was a request to vacate and abandon the 33 foot wide patent easements located on the west, east, and south portions of the subject parcel. In addition, it is being requested to vacate the dedicated rights-of-way on the east and south sides of the subject parcel. Further, it is being requested to vacate a 15 foot wide pedestrian access easement that is adjacent to the unnamed right-of-way. These requests are in support of the development on the property that was previously approved.

Previous Conditions of Approval

Listed below are the approved conditions for VS-19-0292:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that 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

- Right-of-way dedication to include the portion of the cul-de-sac at the south end of the unnamed public street and the spandrel at the intersection of Roy Horn Way and the unnamed street;
- Vacation to be recordable upon completion and acceptance of off-sites;
- Revise legal description, if necessary, prior to recording.

Applicant’s Justification

The applicant requests an extension of time to record. The project’s related on-site improvements have been submitted to the Building Department.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0216	Recreational facility, waivers to increase building height, reduce departure distance and reduce throat depth, with design reviews for recreational facility	Approved by BCC	May 2019
WC-19-400037	Waived a condition of a zone change (ZC-1660-01) for right-of-way dedication	Approved by BCC	May 2019
ADR-0271-06	Communications facility consisting of an 80 foot high monopole with antenna rays and ground equipment - expired	Approved by ZA	May 2006
UC-0669-02	Off-premises sign in conjunction with an approved office building	Denied by BCC	February 2003
ADR-0525-02	Unmanned telecommunications facility in conjunction with remote lighting for freeway traffic - no longer on-site	Approved by ZA	June 2002
ZC-1660-01	Reclassified 1.7 acres from R-E to C-2 zoning for an office building	Approved by BCC	February 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	U-V	Undeveloped
South & East	Business and Design/Research Park	C-2	Undeveloped
West	Business and Design/Research Park	C-2 & R-E	Undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the

subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until July 2, 2023 to record.
- 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; and that re-approval by the utility companies is required.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTEST:

APPLICANT: MARGO GAGLIANO

CONTACT: JOHN MCNARY, 221 CIRCLE DRIVE, MAITLAND, FL 32751