

11/02/21 PC AGENDA SHEET

RIGHT-OF-WAY/EASEMENTS  
(TITLE 30)

DESERT INN RD/CABANA DR

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**VS-21-0508-SGG OAKS ROYAL LINKS, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Cabana Drive and Tree Line Drive (alignment), and between Desert Inn Road and Vegas Valley Drive; a portion of a right-of-way being Desert Inn Road located between Cabana Drive and Tree Line Drive (alignment); and a portion of right-of-way being Vegas Valley Drive located between Cabana Drive and Tree Line Drive within Sunrise Manor (description on file). TS/md/jo (For possible action)

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RELATED INFORMATION:

**APN:**  
161-09-801-004

**LAND USE PLAN:**  
SUNRISE MANOR - PUBLIC FACILITIES

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of a 5 foot wide portion of Desert Inn Road measuring 2,200 linear feet. The plans also depict the vacation and abandonment of a 5 foot wide portion of Vegas Valley Drive measuring 2,050 linear feet. The vacation and abandonment of right-of-way is necessary to accommodate the required detached sidewalks along Vegas Valley Drive and Desert Inn Road. Furthermore, the plans depict the vacation and abandonment of 2 Clark County driveway easements located along Vegas Valley Drive measuring 1,012 and 1,343 square feet in area, respectively. The vacation of the easements are necessary to develop the project site.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-20-0051	Reclassified the project site from P-F to R-2 zoning for an attached single family residential planned unit development - the use permit for the PUD, associated waivers and design reviews were denied without prejudice by the BCC	October 2020	Approved by BCC

### Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1611-05	Reclassified the site from P-F to R-2 zoning with a residential planned unit development - expired	Held per applicant	June 2006
ZC-1649-98	Reclassified the site from R-E and C-2 zoning to P-F zoning, with a use permit for the overall golf course site	Approved by BCC	December 1998
ZC-0096-98	Reclassified a 4.3 acre portion from R-E to C-2 zoning in order to relocate the previously approved clubhouse	Approved by BCC	March 1998
VC-0095-98	Reduce setbacks for a pedestrian bridge over Vegas Valley Drive	Approved by BCC	February 1998
ZC-1663-97	Reclassified a 10 acre portion from R-E to C-2 zoning for a clubhouse, with a use permit for a 145 acre course	Approved by BCC	November 1997

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac) & Public Facilities	R-T, P-F, R-3, & R-2	Single family residential & golf course
South	Residential Suburban (up to 8 du/ac) & Public Facilities	R-2 & O-S	Single family residential (Stallion Mountain development)
East	Industrial & Public Facilities	M-2 & P-F	City of Las Vegas Sanitation Plant & an electrical substation and storage area
West	Residential Suburban (up to 8 du/ac) & Residential High (8 to 18 du/ac)	R-T & R-3	Single family residential

### Related Applications

Application Number	Request
UC-21-0507	A use permit for an attached single family residential planned unit development is a companion item on this agenda.
TM-21-500147	A tentative map consisting of 1,298 attached single family residential lots on 130.4 acres 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. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 17, 2021 at 9:00 a.m., unless otherwise announced.

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**

- 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**

- Coordinate with Public Works - Design Division for the Desert Inn Road improvement project;
- Dedicate any right-of-way and easements necessary for the Desert Inn Road improvement project;
- Coordinate with Public Works - Director's Office for the Sloan Lane and Vegas Valley Drive improvement projects;
- Dedicate any right-of-way and easements necessary for the Sloan Lane and Vegas Valley Drive improvement projects;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any of the County improvement projects;
- 90 days to record required right-of-way dedications and any corresponding easements for any of the County improvement projects;
- All other right-of-way and easement dedications to record with the subdivision map;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that additional dedication may be needed for the Vegas Valley Drive right-of-way to ensure a back of curb dimension of 35 feet is provided for the half street; and that the installation of detached sidewalks may require the vacation of excess right-

of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:** Sunrise Manor - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** TOUCHSTONE LIVING, INC.

**CONTACT:** CINDIE GEE, GCW ENGINEERING, 1555 SOUTH RAINBOW BLVD, LAS VEGAS, NV 89146