

12/03/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0583-GRAGSON FAMILY MANAGEMENT TRUST ETAL & GRAGSON JILL TRS:

VACATE AND ABANDON easements of interest to Clark County located between Roy Horn Way and Maule Avenue, and between Gagnier Boulevard and Agilysys Way; a portion of right-of-way being Gagnier Boulevard located between Roy Horn Way and Maule Avenue; a portion of right-of-way being Maule Avenue located between Gagnier Boulevard and Agilysys Way; and a portion of right-of-way being Agilysys Way located between Roy Horn Way and Maule Avenue within Spring Valley (description on file). MN/rr/kh (For possible action)

RELATED INFORMATION:

APN:

176-04-201-011; 176-04-201-012; 176-04-201-022

LAND USE PLAN:

SPRING VALLEY - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:

Project Description

The applicant is requesting to vacate the north and east 33 feet, and west 8 feet of a patent easement on APN 176-04-201-011 and the east 33 feet and south and west 8 feet of a patent easement on APN 176-04-201-012. Also requested is the vacation of 5 feet of the Gagnier Boulevard right-of-way adjacent to APNs 176-04-201-011 and 176-04-201-012, 5 feet of the Maule Avenue right-of-way adjacent to APNs 176-04-201-012 and 176-04-201-022, and 5 feet of the Agilysys Way right-of-way adjacent to APN 176-04-201-022 to allow a proposed detached sidewalk to be constructed. Finally, the applicant is requesting to vacate a 3 foot wide streetlight and traffic control device easement located along Maule Avenue and Agilysys Way on APN 176-04-201-022. The applicant states that due to the subject parcels being developed for apartments, the stated easements and right-of-way are no longer necessary.

Prior Land Use Requests

Application Number	Request	Action	Date
SC-24-0261	Street name change to change the name of Gagnier Boulevard to Signature Boulevard between Badura Avenue and Roy Horn Way	Approved by BCC	November 2024
SC-21-0619	Street name change from Narrative Way to Agilysys Way	Approved by PC	December 2021
SC-19-0538	Street name change from Tomsik Street to Narrative Way	Approved by PC	September 2019

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0253	Vacated and abandoned portions of right-of-way being Pamalyn Avenue and Maule Avenue	Approved by BCC	May 2019
WS-19-0254	Off-site improvements along Maule Avenue	Approved by BCC	May 2019
ZC-18-0681	Reclassified APN 176-04-201-022 from R-E to M-D zoning	Approved by BCC	October 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CG & IP	Undeveloped & office building
South	Business Employment	CP	Approved office building per ZC-23-0435
East	Business Employment	IP	Office building
West	Business Employment	CC	Mixed-use development (UnCommons)

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

Related Applications

Application Number	Request
PA-24-700029	Plan amendment to redesignate the existing land use category from Business Employment (BE) to Urban Neighborhood (UN) is a companion item on this agenda.
ZC-24-0581	A zone change to reclassify the site from RS20 and IP to RM50 is a companion item on this agenda.
WS-24-0582	Waivers of development standards and a design review for a multi-family residential development 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 that are not necessary for site, drainage, or roadway development and right-of-way for detached sidewalks.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 8, 2025 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 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

- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- 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

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: NRP GROUP, LLC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGS, NV 89135