

12/08/21 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

LAS VEGAS BLVD S/TROPICANA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0608-N & G SHOWCASE, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Tropicana Avenue and Harmon Avenue, and between Las Vegas Boulevard South and Koval Lane within Paradise (description on file). JG/bb/jo (For possible action)

RELATED INFORMATION:

APN:

162-21-301-014, 162-21-401-005, 162-21-401-007, 162-21-401-023; 162-21-401-028; 162-21-401-029

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

The request to vacate a portion of pedestrian easements of interest to Clark County, includes airspace and a portion of the ground easement area. The first area being vacated is approximately 1 foot wide by 23 feet long, along the easterly portion of the pedestrian access easement and the airspace being vacated is from 61 feet to 87 feet above existing grade. The second area being vacated is approximately 8.5 feet wide by 7 feet long, along the easterly portion of the pedestrian access easement and the airspace being vacated is from 11 feet to 38 feet above existing grade. The third area being vacated is approximately 1.5 feet wide by 3.3 feet long, along the easterly portion of the pedestrian access easement and the airspace being vacated is from zero feet to 11 feet above existing grade. Vacating this airspace and portions of the pedestrian access easement will allow for a flyover sign.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0231	Modification to an approved comprehensive sign plan - Raising Canes Restaurant	Approved by BCC	July 2021
WS-21-0117	Modification to an approved comprehensive sign plan - T-Mobile projecting sign	Approved by BCC	June 2021
WS-21-0019	Modification to an approved comprehensive sign package to increase wall sign area	Approved by BCC	March 2021

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0866	Amended sign plan for the Showcase Mall	Approved by BCC	December 2019
WS-19-0239	Amended sign plan for the Showcase Mall	Approved by BCC	May 2019
WS-18-0245	Amended sign plan for the Showcase Mall	Approved by BCC	May 2018
WS-18-0165	Reduced parking and design review for modifications to a parking lot in conjunction with an approved expansion of the Showcase Mall	Approved by BCC	April 2018
WS-18-0084	Amended sign plan for the Showcase Mall	Approved by BCC	March 2018
DR-0819-17	Remodeled and modified entrance of a retail space for the Designer Shoe Warehouse in the Showcase Mall	Approved by BCC	November 2017
UC-0657-17	Expansion of the Showcase Mall	Approved by BCC	September 2017
WS-0456-17	Amended sign plan for the Showcase Mall	Approved by BCC	July 2017
WS-0153-17	Waivers and a design review for a portion of the Showcase Mall for a building addition and modified the existing plaza, sidewalks, and landscape areas along Las Vegas Boulevard South	Approved by BCC	April 2017
WS-0579-16	Amended sign plan for the Showcase Mall with façade change to a portion of the site	Approved by BCC	October 2016

There have been several other land use applications for this site. The applications listed above are the most recent.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1	Commercial development
South & East	Commercial Tourist	H-1	MGM Grand Resort Hotel
West	Commercial Tourist	H-1	Park MGM & New York-New York Resort Hotel

Related Applications

Application Number	Request
WS-21-0607	A waiver of development standards for modification to an approved comprehensive sign plan for wall, video, and animated signs 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 a portion of this pedestrian access easement to allow signage.

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**

- 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

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Paradise - approval.

APPROVALS:**PROTESTS:**

APPLICANT: SUZANNE LASPINA

CONTACT: SUZANNE LASPINA, LOCHSA SURVEYING, 6345 S. JONES BLVD #200, LAS VEGAS, NV 89118