

11/02/22 BCC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

LAS VEGAS BLVD S/LARSON LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0482-VEGAS RANCH, LLC:

APPEAL VACATE AND ABANDON a portion of right-of-way being Parvin Street located between Las Vegas Boulevard South and I-15, and Larson Lane between Welpman Way and Roban Avenue (alignment) within Enterprise (description on file). JJ/sd/syp (For possible action)

RELATED INFORMATION:

APN:

191-08-810-001

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a portion of an existing 30 foot wide right-of-way being Parvin Street and Larson Lane. The applicant states that the use of the existing right-of-ways are no longer needed to develop the property.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1130-05	Restaurant and on-premises consumption of alcohol	Approved by PC	September 2005
VS-1973-04	Vacated and abandoned right-of-way being Larson Lane and Parvin Street - expired	Approved by PC	December 2004
VS-1438-04	Vacated and abandoned right-of-way being Larson Lane and Parvin Street - expired	Approved by PC	November 2004
UC-1560-03	Restaurant and on-premises consumption of alcohol	Approved by PC	November 2003
TM-0264-01	Commercial subdivision	Approved by PC	September 2001
ZC-0205-98	Reclassified M-1 zoning for an office/warehouse and motor vehicle storage with associated variances for development standards	Approved by BCC	April 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, West, & South	City of Henderson	N/A	Undeveloped
East	Entertainment Mixed-Use	H-2	Undeveloped

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 right-of-way that is 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.

PLANNING COMMISSION ACTION: October 4, 2022 – APPROVED – Vote: Unanimous
Absent: Stone

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

- Right-of-way dedication for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way;
- Applicant to perform and have recorded a Record of Survey to determine underlying title rights in relationship to "as built" improvements on Las Vegas Boulevard South;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Current Planning Division - Addressing

- Address 12880 Parvin Street assigned to APN 191-08-810-001 shall process an address change upon recordation of the street vacation;
- Address 750 W. Larson Avenue assigned to APN 191-08-810-001 shall process an address change upon recordation of the street vacation.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPEAL: This item was appealed by a representative of a land owner that states his property (191-17-501-007) will be landlocked without access to Larson Lane.

APPLICANT: STAR NURSERY, INC.

CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135