

EASEMENTS
(TITLE 30)

DESERT INN RD/POLARIS AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0100-POLLUX POLARIS FF 399, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Polaris Avenue and Procyon Street, and between Desert Inn Road and Spring Mountain Road within Paradise (description on file). JJ/jgh/ja (For possible action)

RELATED INFORMATION:

APN:

162-17-102-002; 162-17-102-003; 162-17-102-005; 162-17-102-007; 162-17-102-009

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The applicant indicates the patent easements within the subject parcels are no longer needed as the street patterns have become established. In addition, the applicant states they are processing a 1 lot parcel map that will eventually combine the 5 parcels where the easements lie. The plans indicate multiple easements being vacated, spanning across 5 parcels. The easements range in size; from 3 feet to 33 feet.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-22-0384	Reclassified the site from M-1 to R-5 zoning for a multiple family residential development	Approved by BCC	August 2022
ZC-0672-05	Reclassified the site from M-1 to U-V zoning for a mixed-use development - expired	Approved by BCC	July 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	M	Office/warehouse
South	Entertainment Mixed-Use	M-1	Office/warehouse
West	Entertainment Mixed-Use	M-1	Office/warehouse & undeveloped
East	Entertainment Mixed-Use	M-1	Office/warehouse & outside storage

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 patent easements that are 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.

PRELIMINARY STAFF CONDITIONS:

Comprehensive 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 to include 30 feet for Polaris Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: DRC ENGINEERING

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