

02/06/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0806-HUGHES HOWARD PROPERTIES INC:

VACATE AND ABANDON easements of interest to Clark County located between Town Center Drive and Spruce Goose Street; and between La Madre Mountain Drive and Sahara Avenue within Summerlin South (description on file). JJ/nai/syp (For possible action)

RELATED INFORMATION:

APN:

164-01-417-002

LAND USE PLAN:

SUMMERLIN SOUTH – MAJOR PROJECT (RESIDENTIAL/COMMERCIAL)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a bus shelter pad easement that is 10 feet wide and 25 feet in length, on the east property line along Town Center Drive. The Regional Transportation Commission states that the easement is no longer necessary as there are no planned bus routes for this portion of Town Center Drive.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0143	Shopping center with use permits to increase wall height, allow modified driveway design, and reduce driveway distances from an intersection	Approved by PC	May 2023
ZC-22-0237	Reclassified to R-5 and C-2 zoning with a use permit for modified development standards	Approved by BCC	June 2022
ZC-1020-07	Reclassified to R-5 and C-2 zoning with a use permit for modified development standards - expunged	Approved by BCC	December 2007
UC-0621-05	Established modified development standards to increase the height of buildings throughout Village 13 East	Approved by PC	June 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Summerlin South - Mixed-Use (Residential/Commercial)	R-5 & C-2	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South & East	Summerlin South - Single Family	R-3	Multiple family residential
West	Summerlin South - Mixed-Use (Residential/Commercial)	R-5, P-F & C-2	Multiple family residential, fire station, & office buildings

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 29.

Analysis

Public Works - Development Review

Staff has no objection to the vacation of bus pad easements that are no longer needed per RTC.

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 29, 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; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: HUGHES HOWARD PROPERTIES INC

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