

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0837-LV STADIUM EVENTS COMPANY, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Dewey Drive and Hacienda Avenue; and between Valley View Boulevard and Polaris Avenue; a portion of right-of-way being Dewey Drive located between Valley View Boulevard and Polaris Avenue; and a portion of right-of-way being Polaris Avenue between Dewey Drive and Hacienda Avenue within Paradise (description on file). MN/rp/syp (For possible action)

RELATED INFORMATION:

APN:

162-29-401-010; 162-29-401-011

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The plan depicts the vacation and abandonment of a 33 foot wide patent easement along the east and north property lines of the western parcel; an 8 foot wide patent easement on the south side of the western parcel; and five feet of portions of right-of-way along Dewey Drive and Polaris Avenue. The applicant indicates that during the June 21, 2023 with the BCC meeting, the applicant withdrew a waiver for 15 feet of landscaping abutting the existing attached sidewalk and agreed to install a detached sidewalk instead. The applicant indicates to complete all 3 segments of the proposed off-site street improvements, existing rights-of-way and easements will need to be vacated so street facing landscaping can be installed and maintained.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0238	Waived landscape, reduced setback, and trash enclosure, with a design review for a parking lot	Approved by BCC	June 2023
WS-22-0463	Waived landscape, reduced setback, and trash enclosure, with a design review for a parking lot	Approved by BCC	November 2022
DR-0731-01	Two 1,440 square foot modular office buildings	Approved by PC	July 2001
WS-0572-01	Waived off-site improvement	Approved by PC	July 2001

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1748-00	Waived conditions of a design review requiring the drainage study and compliance and construction of full off-sites	Approved by PC	December 2000
ZC-0056-98	Reclassified 2 acres from R-E to M-1 zoning	Approved by BCC	March 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	M-1	Warehouse
South	Public Use & Entertainment Mixed-Use	M-1	Electric substation & parking garage with restaurants
East	Entertainment Mixed-Use	H-1	Stadium
West	Entertainment Mixed-Use	M-1	Warehouse

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 needed for site, drainage, or roadway development and right-of-way for detached sidewalks.

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 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.
- Applicant is advised that 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: LV STADIUM EVENTS COMPANY, LLC

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