

RIGHT-OF-WAY
(TITLE 30)

UPDATE
LAS VEGAS BLVD S/WELPMAN WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-21-400012 (ZC-1198-07)-CHELSEI HOLDING, LLC:

HOLDOVER WAIVER OF CONDITIONS of a zone change requiring right-of-way dedication of 30 feet for Mullen Avenue together with a County approved cul-de-sac at the westerly terminus of Mullen Avenue.

Generally located on the east and west sides of Las Vegas Boulevard South, 315 feet south of Welpman Way within Enterprise. MN/jt/jd (For possible action)

RELATED INFORMATION:

APN:

191-08-801-003; 191-08-801-004

LAND USE PLAN:

ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10

Request

This request is to not dedicate 30 feet for Mullen Avenue together with a County approved cul-de-sac at the westerly terminus of Mullen Avenue as required by the original application, ZC-1198-07. The original zone change request was for future commercial development. A companion application, UC-21-0033, is currently in process for a multiple family residential development with retail uses, and the proposed development does not propose construction of Mullen Avenue.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-1198-07:

Current Planning

- No resolution of intent and staff to prepare an ordinance to adopt the zoning;
- Design review as a public hearing on final plans;
- All applicable standard conditions for this application type.

Civil Engineering

- Applicant to perform a Record of Survey to determine underlying title rights in relationship to "as built" improvements on Las Vegas Boulevard South, a transportation study shall identify the necessary improvements in relation to the determination of necessary rights-of-way;
- Right-of-way dedication for Las Vegas Boulevard South to accommodate 300 foot full street width;
- Right-of-way dedication of 30 feet for Mullen Avenue together with a County approved cul-de-sac at the westerly terminus of Mullen Avenue;
- Construct full off-sites;
- Detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control which may require a vacation of excess right-of-way or execute a license and maintenance agreement for non-standard improvements in the right-of-way;
- Drainage study and compliance;
- Traffic study and compliance;
- Submit drainage study and traffic study to City of Henderson for concurrence;
- Traffic study to also address: a) any physical improvements and pedestrian volumes generated by this project, b) dedication and construction of bus turnouts including passenger loading/shelter areas in accordance with Regional Transportation Commission Standards, c) identification and implementation of Traffic Demand Management (TDM) measures, d) turnover analysis for the porte-cocheres and recommendation of mitigation measures as applicable, e) any additional right-of-way dedications to Clark County as required by the traffic study to accommodate any physical improvements and pedestrian volumes generated by this project, f) the required width of all public walkway segments so that a minimum Level of Service "C" is maintained, g) identification and implementation of Traffic Demand Management, h) on-site circulation;
- Traffic impact mitigation plan to be reviewed by the staffs of the Regional Transportation Commission, Freeway and Arterial System of Transportation (FAST), Clark County Traffic Management Division, and Clark County Civil Engineering Division;
- Vacate any unnecessary rights-of-way and/or easements.

Applicant's Justification

According to the applicant, dedicating and constructing Mullen Avenue would make the circulation and structure placement for the proposed multiple family residential development unfeasible.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1198-07	Reclassified the site to H-1 zoning for future commercial uses	Approved by BCC	December 2007

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0349-03	Off-premises advertising sign (billboard) located on the east side of Las Vegas Boulevard South	Approved by BCC	May 2003
UC-0347-03	Off-premises advertising (billboard) located on the west side of Las Vegas Boulevard South	Approved by BCC	May 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Henderson & Commercial Tourist	No zoning & H-2	Clark County School District transportation facility & undeveloped
South	City of Henderson	No zoning	Parking lot for a Clark County School District transportation facility
East	Commercial Tourist	H-2 & R-E	Undeveloped
West	City of Henderson	No zoning	Clark County School District transportation facility

*The subject site and surrounding area are within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
UC-21-0033	A use permit for a multiple family residential development with retail uses 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**Waiver of Conditions

Staff has no objection to not dedicate Mullen Avenue with a County approved cul-de-sac. The Bureau of Land Management (BLM) parcels to the south and west within the City of Henderson have been developed without the dedication of Mullen Avenue. Those parcels have access to both Las Vegas Boulevard South and Welpman Way; therefore, the Mullen Avenue alignment is not needed.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the conditions will no longer fulfill its intended purpose.

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:

Building Department - Fire Prevention

- Applicant is advised to show on-site fire lane, turning radius, and turnarounds (inside turning radius is 28 feet).

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; that for any sanitary sewer needs, applicant is advised to contact the City of Henderson to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel; and that an interlocal agreement with City of Henderson will also be required.

TAB/CAC: Enterprise - approval.

APPROVALS: 2 cards

PROTEST:

COUNTY COMMISSION ACTION: April 7, 2021 – HELD – To 04/21/21 – per the Board of County Commissioners.

APPLICANT: SEAN COULTER

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