

10/05/21 PC AGENDA SHEET

PLAN AMENDMENT
(TRANSPORTATION ELEMENT)

LAS VEGAS BLVD S/ST. ROSE PKWY
(SOUTH COUNTY)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-21-700004-PRIMO HOLDINGS LLC, ET AL:

PLAN AMENDMENT to amend Maps 1.3, 7, 10, and 16 of the Transportation Element of the Clark County Comprehensive Master Plan by reducing the right-of-way width from 300 feet to 200 feet for Las Vegas Boulevard South (alignment).

Generally located on Las Vegas Boulevard South (alignment) between St. Rose Parkway and the state line at Primm. MN/gc (For possible action)

RELATED INFORMATION:

APN:

List on file

LAND USE PLAN:

SOUTH COUNTY - COMMERCIAL TOURIST

SOUTH COUNTY - INDUSTRIAL

SOUTH COUNTY - PUBLIC FACILITIES

SOUTH COUNTY - MAJOR DEVELOPMENT PROJECT

SOUTH COUNTY - OPEN LAND (UP TO 1 DU/10 ACRES)

BACKGROUND:

Project Description

This is a request to reduce the right-of-way width of Las Vegas Boulevard South between St. Rose Parkway and the state line at Primm from 300 feet to 200 feet on Maps 1.3, 7, 10, and 16 of the Transportation Element of the Clark County Comprehensive Master Plan.

Applicant's Justification

The applicant states that the request is consistent with the 200 foot wide right-of-way planned for Las Vegas Boulevard South north of St. Rose Parkway. Additionally, the City of Henderson has not consistently been requiring dedication of a 300 foot wide right-of-way for Las Vegas Boulevard South for parcels within its jurisdiction.

Related Applications

Application Number	Request
CP-21-900394	Authorize the Chair to sign a resolution amending the Transportation Element of the Clark County Comprehensive Master Plan is a companion item on this agenda.
NZC-21-0411	A nonconforming zone change to reclassify the site to M-D zoning for a warehouse and distribution center complex is a companion item on this agenda.
TM-21-500123	A tentative map for a 1 lot commercial subdivision 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**Community Planning**

Staff finds the request for the plan amendment to the Transportation Element appropriate for this location. The amendment request will allow for a consistent right-of-way width for Las Vegas Boulevard South that matches with the width of Las Vegas Boulevard South north of St. Rose Parkway. Additionally, the City of Henderson has not been requiring 300 feet of right-of-way dedication for Las Vegas Boulevard South for parcels within its jurisdiction; therefore, to allow for a consistent right-of-way width along the entirety of Las Vegas Boulevard South, staff can support this request.

Staff Recommendation

Adopt. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 3, 2021 at 9:00 a.m., unless otherwise announced.

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.

TAB/CAC:**APPROVALS:****PROTEST:**

APPLICANT: BRASS CAP DEVELOPMENT

CONTACT: JENNIFER LAZOVICH, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS, NV 89135