

10/06/21 BCC AGENDA SHEET

EASEMENTS/RIGHTS-OF-WAY
(TITLE 29)

UPDATE
DURANGO DR/MAULE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0388-NP DURANGO, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Roy Horn Way and Maule Avenue, and between Durango Drive and El Capitan Way (alignment) in an H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay) Zone in the Rhodes Ranch Master Planned Community within Spring Valley (description on file). JJ/rk/jd (For possible action)

RELATED INFORMATION:

APN:

176-05-601-028

LAND USE PLAN:

SPRING VALLEY - MAJOR DEVELOPMENT PROJECT (RHODES RANCH) - UP TO LIMITED RESORT

BACKGROUND:

Project Description

The request to vacate and abandon includes the following: 1) portions of Maule Avenue for purposes of installing a detached sidewalk along the right-of-way; 2) slope easements; and 3) patent easements. The easements are no longer needed and will facilitate the development of the subject site. Additionally, this request will facilitate the much needed full off-site improvements for the last remaining segments of Roy Horn Way, Durango Drive, and Maule Avenue for an overall seamless improved streetscape.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-400190-18 (UC-0726-08)	Fourth extension of time for a resort hotel/casino with accessory retail commercial	Approved by BCC	October 2018
UC-0726-08 (ET-0073-15)	Third extension of time for a resort hotel/casino with accessory retail commercial	Approved by BCC	November 2015
UC-0726-08 (ET-0082-13)	Second extension of time for a resort hotel/casino with accessory retail commercial	Approved by BCC	October 2013
UC-0726-08 (ET-0134-10)	First extension of time for a resort hotel/casino with accessory retail commercial	Approved by BCC	October 2010

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0726-08	Original application for a revised resort hotel/casino with accessory retail commercial	Approved by BCC	September 2008
ZC-1282-06	Reclassified the site to H-1 zoning for a resort hotel/casino	Approved by BCC	November 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	N/A	N/A	215 Beltway
South	Commercial Tourist; Major Development Project - Commercial General & Major Development Project - Mixed Use	H-1, C-2, & R-3	Multiple family residential, retail center & single family residential
East	Commercial General & Residential Urban Center	C-2 & R-4	Undeveloped
West	Residential Suburban & Residential High & Mixed Use	R-2 & R-3	Single family residential

Related Applications

Application Number	Request
UC-21-0387	A use permit for modifications for a resort hotel/casino with outside dining, and all associated public areas is a companion item on this agenda.
ET-21-400117 (UC-0726-08)	Fifth extension of time for a resort hotel/casino with accessory retail commercial 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 29.

Analysis**Public Works - Development Review**

Staff has no objection to the vacation of easements that are not necessary for site, drainage, or roadway development and a portion of right-of-way for Maule Avenue to accommodate 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 Comprehensive Master Plan, Title 29, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that 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

- Dedicate any right-of-way and easements as required by the traffic study;
- Dedicate any right-of-way and easements necessary for the Beltway Frontage Road improvement project;
- Dedicate any right-of-way and easements necessary for the Maule/Badura Connection improvement project;
- 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.

Clark County Water Reclamation District (CCWRD)

- No objection.

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- No objection.

TAB/CAC: Spring Valley - approval.

APPROVALS: 3 cards

PROTESTS: 4 cards

COUNTY COMMISSION ACTION: September 22, 2021 – HELD – To 10/06/21 – per the applicant.

APPLICANT: NP DURANGO, LLC

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