

10/20/21 BCC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 29)

DURANGO DR/MAULE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0449- NP DURANGO, LLC:

VACATE AND ABANDON a portion of a right-of-way being Roy Horn Way located between Durango Drive and El Capitan Way (alignment) 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) - LIMITED RESORT

BACKGROUND:

Project Description

This request is to vacate and abandon a remnant portion of right-of-way along Roy Horn Way. The excess right-of-way is 487 feet in length and no longer needed. According to the applicant this request will facilitate the much needed full off-site improvements for the last remaining segments of Roy Horn Way which will also facilitate pedestrian and vehicular movements and for a seamless, improved streetscape.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0387	Modifications for a resort hotel/casino with outside dining, and all associated public areas	Approved by BCC	October 2021
VS-21-0388	Vacated and abandoned easements and rights-of-way	Approved by BCC	October 2021
ET-21-400117 (UC-0726-08)	Fifth extension of time for a resort hotel/casino with accessory retail commercial	Approved by BCC	October 2021
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

Prior Land Use Requests

Application Number	Request	Action	Date
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

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	N/A	N/A	CC 215
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 (18 to 32 du/ac)	C-2 & R-4	Undeveloped
West	Residential Suburban (up to 8 du/ac), & Residential High (8 to 18 du/ac), & Mixed-Use	R-2 & R-3	Single family residential

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 portions of right-of-way along Roy Horn Way that are not necessary for site, drainage, or roadway development.

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.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NP DURANGO, LLC

CONTACT: CARL HAGELMAN, STATION CASINOS, 1505 S. PAVILION CENTER DRIVE, LAS VEGAS, NV 89135