

05/22/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0116-COUGAR-JONES INVESTMENTS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Westwind Road, and between Cougar Avenue and Wigwam Avenue and a portion of a right-of-way being Red Rock Street located between Cougar Avenue and Ford Avenue (alignment) within Enterprise (description on file). JJ/sd/ng (For possible action)

RELATED INFORMATION:

APN:

176-13-301-014

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of patent easements and a portion right-of-way being Red Rock Street. The right-of-way being vacated is a remnant portion of Red Rock Street on the south side of Cougar Avenue and is not necessary to perpetuate the existing or future roadway section. The patent easements that will be vacated are 33 feet wide located along the west, east and south property lines and 3 feet wide along Cougar Avenue. The applicant states these patent easements are no longer needed for the development of this parcel.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0060-03	Vacated and abandoned a portion of Red Rock Street	Approved by PC	February 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL	
East & South & West	Business Employment	RS20 & IL	Undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
WS-24-0115	Waiver of development standards for attached sidewalks and design review for a storage yard 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**

Staff has no objection to the vacation of patent easements and right-of-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 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; 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

- Right-of-way dedication to include 30 feet for Cougar Avenue;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: COUGAR-JONES INVESTMENTS, LLC

CONTACT: BAUGHMAN & TURNER INC, 1210 HINSON ST, LAS VEGAS, NV 89102