

05/17/22 PC AGENDA SHEET

RIGHT-OF-WAY  
(TITLE 30)

BADURA AVE/JONES BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-22-0175-JONES MAULE AVE, LLC:**

**VACATE AND ABANDON** a portion of a right-of-way being Badura Avenue located between Bronco Street (alignment) and Jones Boulevard and a portion of right-of-way being Jones Boulevard located between Maule Avenue and Badura Avenue within Enterprise (description on file). MN/jgh/jo (For possible action)

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RELATED INFORMATION:

**APN:**

176-02-701-016

**LAND USE PLAN:**

ENTERPRISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

The subject parcel within Enterprise is located at the corner of Jones Boulevard and Badura Avenue. The public right-of-way is required to be vacated in order to provide detached sidewalks. The plans indicate 2 segments are being vacated for this request. Both measure 5 feet in width and are located along the east and south property lines of APN 176-02-701-016.

**Prior Land Use Requests**

Application Number	Request	Action	Date
DR-21-0343	Distribution center and finished grade	Approved by BCC	August 2021
ZC-20-0578	Reclassified from C-2 to M-D zoning with a design review for finished grade	Approved by BCC	February 2021
WC-20-400163 (ZC-1480-02)	Waived conditions of a zone change requiring site amenities and right-of-way dedication	Approved by BCC	February 2021
ZC-1480-02	Reclassified this site and surrounding parcels to C-2 zoning for a future development	Approved by BCC	December 2002

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Business Employment	M-D	Undeveloped
South	Compact Neighborhood	R-2	Single family residential
East	Business Employment	M-D	Shopping center
West	Business Employment	R-E	Undeveloped

### **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 right-of-way 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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**

- Comply with approved drainage study PW21-10446;
- 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.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:** Enterprise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** RAJ SHAH

**CONTACT:** WADE TAKASHIMA, CREATIVEFIT, 953 ROCK LEDGE COURT,  
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