

05/02/23 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

RAINBOW BLVD/BLEU DIAMOND RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0112-RAINBOW & BLEU DIAMOND SOUTHEAST, LLC:

VACATE AND ABANDON portions of easements located between Serene Avenue and Blue Diamond Road, and between Rainbow Boulevard and Santa Margarita Street within Enterprise (description on file). JJ/lm/syp (For possible action)

RELATED INFORMATION:

APN:

176-23-210-003; 176-23-210-004; 176-23-210-006

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict a request to vacate and abandon a 10 foot wide public utility and flood control easement (document 20031205:01800) located on an easterly portion of APN 176-23-210-004. The applicant indicates that the public easement is no longer needed for development and the site will be provided with connection to adjacent roadways and utilities as per the approved civil improvement plans (PW20-16163).

Prior Land Use Requests

Application Number	Request	Action	Date
DR-21-0225	Site lighting for a previously approved shopping center	Approved by BCC	July 2021
WS-20-0428	Comprehensive sign plan with waivers for reduced separation between freestanding signs, reduced sign setbacks, and allowed roof signs	Approved by PC	January 2021
DA-20-900475	Development Agreement	Approved by BCC	November 2020
VS-20-0161	Vacated and abandoned right-of-way being Rainbow Boulevard between Serene Avenue (alignment) and Blue Diamond Road	Approved by BCC	April 2020
TM-20-500047	1 lot commercial subdivision for a previously approved shopping center	Approved by BCC	April 2020

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0725	Waiver to allow alternative landscaping and design review for modifications to an approved shopping center	Approved by BCC	November 2019
WC-19-400122 (NZC-18-0915)	Waiver of conditions for a zone change to provide enhanced landscape buffers along the perimeters and street frontages for a shopping center	Approved by BCC	November 2019
NZC-18-0915	Reclassified from R-E and H-2 to C-2 zoning for a shopping center, waivers for modified driveway and separation, and design review for a shopping center	Approved by BCC	June 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2 & H-2	Undeveloped
South	Business Employment	C-2	Undeveloped
East	Business Employment	M-D, M-1, & C-1	Warehouse & undeveloped
West	Corridor Mixed-Use	H-2 & C-2	Retail shopping center

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

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 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 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

- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: RAINBOW & BLUE DIAMOND SOUTHEAST, LLC

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