

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-23-0824-LAS VEGAS VALLEY WATER DISTRICT:**

**VACATE AND ABANDON** easements of interest to Clark County located between Frias Avenue (alignment) and Cactus Avenue; and between Rainbow Boulevard and Torrey Pines Drive; a portion of a right-of-way being Redwood Street located between Rush Avenue and Cactus Avenue; and a portion of right-of-way being Rush Avenue located between Rainbow Boulevard and Redwood Street within Enterprise (description on file). JJ/rr/syp (For possible action)

**RELATED INFORMATION:**

**APN:**

176-26-401-003; 176-26-401-004; 176-26-401-006

**PROPOSED LAND USE PLAN:**

ENTERPRISE - INDUSTRIAL EMPLOYMENT

**BACKGROUND:**

**Project Description**

The request is to vacate the existing 30 foot rights-of-way for Redwood Street and Rush Avenue that were previously dedicated prior to the construction of the Cactus Avenue railroad overpass. The request is also to vacate the existing 3 foot wide to 33 foot wide patent easements along the west, north, and east boundaries of the subject properties.

**Prior Land Use Requests**

Application Number	Request	Action	Date
ZC-0897-07	Reclassified this site to M-D zoning for future development	Approved by BCC	September 2007

**Surrounding Land Use**

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Business Employment & Open Lands	R-E & M-1	Undeveloped & Las Vegas Valley Water District property
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Business Employment	R-E	Undeveloped
East	Open Lands	R-E	Undeveloped

This site is located within the Public Facilities Needs Assessment (PFNA) area.

## Related Applications

Application Number	Request
PA-23-700044	Plan amendment to redesignate the land use category of 3.8 acres from Business Employment (BE) to Industrial Employment (IE) is a companion item on this agenda.
ZC-23-0823	Zone change to reclassify the site to M-1 zoning with a design review for an equipment rental facility with outside and display storage as a principal use 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 easements and right-of-way that are not necessary for site, drainage, or roadway development.

#### Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 6, 2024 at 9:00 a.m., unless otherwise announced.

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; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

#### Public Works - Development Review

- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- 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:** DC PETERSEN PROFESSIONAL CONSULTANTS, LLC

**CONTACT:** DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES  
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