

## PUBLIC HEARING

## APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-25-0006-KRLJ 3, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Decatur Boulevard and Arville Street, and between Silverado Ranch Boulevard and Le Baron Avenue; a portion of a right-of-way being Decatur Boulevard located between Le Baron Avenue and Silverado Ranch Boulevard; and a portion of right-of-way being Le Baron Avenue located between Decatur Boulevard and Arville Street within Enterprise (description on file). JJ/rg/kh  
(For possible action)

## RELATED INFORMATION:

**APN:**

177-30-105-003; 177-30-106-001; 177-30-106-004 through 177-30-106-005

**LAND USE PLAN:**

ENTERPRISE - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

**BACKGROUND:****Project Description**

The applicant requests the vacation and abandonment of the following: 1) 5 foot right-of-way being Decatur Boulevard and Le Baron Avenue on parcels 177-30-105-003 and 177-30-106-004; 2) 33 foot wide patent easements on the north, west, east and south property lines of parcel 177-30-106-001; 3) 3 foot wide patent easement along the south property line of parcel 177-30-106-004; and 4) 33 foot wide patent easements on the north, west, and east property lines of parcel 177-30-006-004. These easements and right-of-way are no longer necessary for right-of-way and utility purposes. The 5 foot wide portion of the right-of-way along Decatur Boulevard and Le Baron Avenue being vacated is to accommodate the required detached sidewalk.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
SC-1156-03	A street name change from Gomer Road to Silverado Ranch Boulevard, from Las Vegas Boulevard South to Wells Street to the east	Approved by PC	September 2003
MPC-1663-00	A neighborhood plan for a mixed-use major project comprehensive planned community and identification of related issues of concern to Clark County and affected property owners	Approved by BCC	January 2001

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	PF (AE-60)	Flood control channel
South	Business Employment & Corridor Mixed-Use	RS20, RS2, & CG	Undeveloped & single-family residential development
East	Public Use	PF	Detention basin
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development

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

### Related Applications

Application Number	Request
PA-25-700001	A plan amendment from Corridor Mixed-Use (CM) to Urban Neighborhood (UN) is a companion item on this agenda.
ZC-25-0005	A zone change from RS20 to RM32 is a companion item on this agenda
WS-25-0008	A waiver of development standards with a design review for a multi-family residential development 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 that are not necessary for site, drainage, or roadway development and right-of-way for detached sidewalks.

### Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners for final action.

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.

**PLANNING COMMISSION ACTION:** February 18, 2025 – APPROVED – Vote: Unanimous

### 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**

- 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 devices;
- 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.

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

- No objection.

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

**APPROVALS:** 4 cards

**PROTESTS:** 11 cards, 1 letter

**APPLICANT:** PICERNE DEVELOPMENT CORP

**CONTACT:** KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS, NV 89135