

05/22/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0130-SOUTH DECATUR HOLDING CO, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Ullom Drive (alignment) and between Moberly Avenue (alignment) and Mesa Verde Lane (alignment) within Enterprise (description on file). MN/hw/ng (For possible action)

RELATED INFORMATION:

APN:

177-07-301-016; 177-07-301-036

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of government patent easements, a BLM right-of-way grant, and Clark County Regional Flood Control drainage easements. The plans show that the government patent easements being requested to be vacated are 33 feet wide and are found on all four sides of the southern parcel of the subject site APN 177-07-301-036. The plans show the remaining easements mainly impact the northern parcel APN 177-07-301-016. The plans show there is a 100 foot wide Clark County Regional Flood Control District easement running east to west along the southern portion of the northern parcel that will be vacated, along with a 30 foot wide underground drainage easement running along the northern portion of the northern parcel that will also be vacated. Finally, a 5 foot wide portion of a BLM right-of-way grant that runs along Decatur Boulevard on the western portion of the northern parcel will also be vacated. The applicant indicates that these vacations are needed as the easements are no longer needed and need to be vacated to allow the development of the parcel and the installation of detached sidewalks.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|--|------------------------|---------------|
| ZC-0116-09* | Reclassified the site from R-E to C-P zoning for an office building - expired | Approved by BCC | April 2009 |
| TM-0277-05** | 16 lot single family residential subdivision | Withdrawn by Applicant | June 2005 |
| ZC-1592-99** | Reclassified the site from R-E to R-2 zoning for a single-family residential subdivision with compact lots - expired | Approved by BCC | December 1999 |

*For South Parcel APN 177-07-301-036 **For North Parcel APN 177-07-301-016

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|--------------|---|----------------------------------|------------------------------------|
| North | Neighborhood Commercial | RS20 | Single family detached residential |
| East & South | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3 | Single family detached residential |
| West | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS20 & RS3.3 | Single family detached residential |

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

Related Applications

| Application Number | Request |
|---------------------------|---|
| ZC-24-0128 | A zone change to reclassify the site from RS3.3 and RS20 to CG zoning is a companion item on this agenda. |
| UC-24-0129 | An RV storage and mini-warehouse facility 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 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

- Drainage study and compliance;
- Right-of-way dedication to include 55 feet to the back of curb for Decatur Boulevard;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Decatur improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- 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 dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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: SOUTH DECATUR HOLDING CO, LLC

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLD 3 STE 577, LAS VEGAS, NV 89134