

## PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-23-0886-SIGNATURE LAND HOLDINGS, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Blue Diamond Road and Raven Avenue (alignment) and between Inspiration Drive and Rainbow Boulevard, and a portion of right-of-way being Inspiration Drive located between Blue Diamond Road and Raven Avenue (alignment) within Enterprise (description on file). JJ/hw/syp (For possible action)

## RELATED INFORMATION:

**APN:**

176-23-101-021; 176-23-101-022

**LAND USE PLAN:**

ENTERPRISE - CORRIDOR MIXED-USE

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

The plans depict the vacation and abandonment of a 33 foot wide government patent easement that runs along the northern, western, and southern boundaries of the subject site. The plans also show that an 8 foot wide portion of the patent easement will also be vacated along the eastern portion of the subject parcels. The plans also depict the vacation and abandonment of a 5 foot wide portion of right-of-way to be vacated from the western portion of Inspiration Drive. The applicant states the vacation of the patent easement is needed to allow for the development of the site, and that the patent easements are no longer needed for any roads or utilities. The applicant also states the vacation of the right-of-way is needed to provide detached sidewalks along the eastern portion of the proposed development.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-0038-17	Vacated and abandoned a portion of a cul-de-sac in the northwest corner of the site - recorded	Approved by BCC	April 2017

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Corridor Mixed-Use	R-2	Single family residential
South & East	Corridor Mixed-Use	H-2	Undeveloped
West	Corridor Mixed-Use	C-2	Retail building

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
NZC-23-0885	A reclassification of the site from H-2 to R-3 zoning for an attached single family residential (townhouse) planned unit development is companion item on this agenda.
TM-23-500188	A tentative map for a 31 lot attached single family residential subdivision map 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 needed 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' meeting 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: March 5, 2024 – APPROVED – Vote: Unanimous Comprehensive Planning**

- Satisfy utility companies' requirements.
- Applicant is advised within 4 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.
- 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.

**Building Department - Addressing**

- No comment.

**Fire Prevention Bureau**

- Where parallel parking is permitted on both sides of the Fire Apparatus Access Road, the minimum clear width of the Fire Apparatus Road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back of 105.7.11, 105.7.17, 105.6.15, and 106.35 6 7/12/2013 curb to back of curb for L-curbs and 39 feet (11,887 mm) from back of curb to back of curbs for roll curbs.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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

- No objection.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT: EDDIE DUENAS**

**CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118**