

06/22/22 BCC AGENDA SHEET

RIGHT-OF-WAY  
(TITLE 30)

ARBY AVE/JONES BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-22-0293-WARMSPRINGS DEV, LLC:**

**VACATE AND ABANDON** a portion of a right-of-way being Jones Boulevard located between Arby Avenue and Warm Spring Road within Enterprise (description on file). MN/jor/syp (For possible action)

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RELATED INFORMATION:

**APN:**

176-01-401-015

**LAND USE PLAN:**

ENTERPRISE - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

The site plan depicts a 1.9 acre parcel located on the south side of Arby Avenue, and the east side of Jones Boulevard. The west property line of the subject parcel will require detached sidewalks to be installed; therefore, the applicant is requesting to vacate 5 feet of a portion of right-of-way being Jones Boulevard.

**Prior Land Use Requests**

| <b>Application Number</b>    | <b>Request</b>                                                                                           | <b>Action</b>   | <b>Date</b>    |
|------------------------------|----------------------------------------------------------------------------------------------------------|-----------------|----------------|
| WC-19-400042<br>(ZC-1252-99) | Waived condition of a zone change requiring drainage studies                                             | Approved by BCC | May 2019       |
| WC-18-400231<br>(ZC-1252-99) | Waived condition of a zone change requiring full off-site improvements                                   | Approved by BCC | December 2018  |
| VS-18-0799                   | Vacated and abandoned easements - recorded                                                               | Approved by BCC | December 2018  |
| ADR-0015-03                  | Communication tower                                                                                      | Approved by ZA  | January 2003   |
| ZC-1252-99                   | Reclassified the site and the parcel to the south to C-2 zoning for a shopping center - total of 5 acres | Approved by BCC | September 1999 |

**Surrounding Land Use**

|       | <b>Planned Land Use Category</b>                       | <b>Zoning District</b> | <b>Existing Land Use</b>  |
|-------|--------------------------------------------------------|------------------------|---------------------------|
| North | Business Employment                                    | C-2                    | Commercial center         |
| South | Business Employment                                    | C-2                    | Undeveloped               |
| East  | Business Employment                                    | M-D                    | Distribution center       |
| West  | Mid-Intensity Suburban Neighborhood<br>(up to 8 du/ac) | R-2                    | Single family residential |

\*This parcel and the surrounding area are located in the PFNA area.

**Related Applications**

| <b>Application Number</b>    | <b>Request</b>                                                                                                                     |
|------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| UC-22-0292                   | A use permit with waivers of development standards, and design reviews for a commercial center is a companion item on this agenda. |
| WC-22-400072<br>(ZC-1252-99) | A waiver of conditions of a zone change for landscaping and cross access 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 right-of-way that is 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:****Current 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**

- 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.

**Fire Prevention Bureau**

- No comment.

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

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** WARMSPRINGS DEV, LLC

**CONTACT:** DIONICIO GORDILLO, 204 BELLE ISLE CT., HENDERSON, NV 89012