

12/04/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-24-0556-KELEGIAN, SHELLY:**

**VACATE AND ABANDON** a portion of right-of-way being Cameron Street located between Blue Diamond Road and Ford Avenue within Enterprise (description on file). JJ/mh/kh (For possible action)

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RELATED INFORMATION:

**APN:**

177-18-303-022; 177-18-303-041

**LAND USE PLAN:**

ENTERPRISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of a 5 foot wide portion of right-of-way being Cameron Street along the east side of the site. The applicant states that the vacation is necessary to accommodate the required detached sidewalk.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-22-0326	Vacated and abandoned easements of interest to Clark County	Approved by PC	July 2022
DR-20-0601	Restaurant with drive-thru service, signage, lighting, and finished grade - expired	Approved by BCC	February 2021
UC-19-0590	Vehicle maintenance facility, waivers for setbacks, separation from a residential use, building height, trash enclosure setback, parking, and alternative landscaping, and design reviews for alternative parking lot landscaping and a vehicle maintenance facility	Withdrawn	September 2019
ZC-18-0174	Reclassified from H-2 to C-2 zoning with waiver for alternative landscaping, and design review for a restaurant - design review and waiver - expired	Approved by BCC	June 2018

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	H-2 & CG	Vehicle wash, shooting range, & shopping center
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East & West	Corridor Mixed-Use	CG	Shopping center

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

### **Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-24-0554	A zone change to reclassify a portion of the site from H-2 to CG zoning is a companion item on this agenda.
UC-24-0555	A use permit for outdoor dining, design reviews for restaurant buildings and site lighting, and waivers of development standards for residential adjacency standards, buffering and screening, landscaping, and alternative driveway geometrics is a companion item on this agenda.
TM-24-500121	A tentative map for a 1 lot commercial subdivision 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 for detached sidewalks.

##### **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 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; 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**

- Right-of-way dedication to include spandrel at the intersection of Blue Diamond Road and Cameron Street;
- 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**

- 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.

**Fire Prevention Bureau**

- No comment.

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

- No objection.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MARK KELEGIAN

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