

05/21/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0123-ME 52 PARTNERS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Levi Avenue and Erie Avenue, and between Rainbow Boulevard and Tenaya Way (alignment) within Enterprise (description on file). JJ/tpd/ng (For possible action)

RELATED INFORMATION:

APN:

176-34-601-006; 176-34-601-011

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of the following: 1) a 33 foot wide easement along the south and west sides of APN 176-34-601-006; and 2) a 3 foot wide easement along the north side of APN 176-34-601-006. The applicant indicates these easements are no longer necessary for utility or right-of-way purposes and their vacation will not impact the surrounding parcels.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-21-0666	Vacated and abandoned easements between Rainbow Boulevard and Montessouri Street (alignment), and between Erie Avenue and Levi Avenue - expired	Approved by BCC	January 2022
TM-21-500186	106 single family residential lots and common lots	Approved by BCC	January 2022
ORD-21-900516	Ordinance to adopt a development agreement for a residential development	Approved by BCC	October 2021
NZC-20-0545	Reclassified both subject parcels to RUD Planned Unit Development for an attached single family residential development consisting of 106 residential lots	Approved by BCC	March 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM18 (PCO)	Single family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS2 (PCO)	Single family residential
East	Business Employment	IP	Undeveloped
West	Open Lands	RS20 (PCO)	Undeveloped

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

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.

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

- Right-of-way dedication to include 30 feet to the back of curb for Levi Avenue and associated spandrel;
- 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: AMY RENEE GRAYBILL

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