

EASEMENTS
(TITLE 30)

WIGWAM AVE/ARVILLE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0640-SAMERTHAI, RANEE & GONZALES, TANYA SAMERTHAI:

VACATE AND ABANDON easements of interest to Clark County located between Arville Street and Schirlls Street (alignment), and between Wigwam Avenue and Cougar Avenue within Enterprise (description on file). JJ/al/syp (For possible action)

RELATED INFORMATION:

APN:

177-18-701-001

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The applicant is proposing to reclassify the site to a C-1 zone and develop the site as a vehicle wash facility. The request is to vacate 33 foot wide government patent easements located along the east and south property lines. The applicant indicates that the easements are not needed for development in this area.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	C-2	Convenience store with gasoline station & undeveloped
South	Neighborhood Commercial	R-E	Undeveloped
East & West	Neighborhood Commercial	H-2 & R-E	Undeveloped

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

Related Applications

Application Number	Request
ZC-23-0639	A request to reclassify the site to a C-1 zone for a vehicle wash 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 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 that 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 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

- Right-of-way dedication to include 35 feet to the back of curb Wigwam Avenue, 35 feet to the back of curb for Arville Street and associated spandrel;
- 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 approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and 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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: SCOTTY'S CAR WASH 2, LLC

CONTACT: G.C. GARCIA, INC C/O ANDREA COLE, 1055 WHITNEY RANCH DRIVE,
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