

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0145-PAMAKA LAND HOLDINGS, LLC:

HOLDOVER VACATE AND ABANDON a portion of a right-of-way being Durango Drive located between Cougar Avenue and Ford Avenue, a portion of a right-of-way being Cougar Avenue located between Durango Drive and Gagnier Boulevard, and a portion of a right-of-way being Ford Avenue located between Durango Drive and Lisa Lane (alignment) within Enterprise (description on file). JJ/jor/ng (For possible action)

RELATED INFORMATION:

APN:

176-16-301-036

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The applicant is requesting to vacate portions of rights-of-way being Durango Drive, Cougar Avenue, and Ford Avenue. The intent is to vacate 5 feet of right-of-way to accommodate detached sidewalks for the proposed development.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CG	SmartStop Self Storage facility
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 & RS20	Single family residential & undeveloped
West	Neighborhood Commercial	RS20	Single family residential

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

Related Applications

Application Number	Request
WS-24-0144	A waiver of development standards for residential adjacency standards, allow loading spaces within customer parking, reduce driveway approach distance, reduce driveway departure distance, and a design review for a proposed shopping center is a companion item on this agenda.

Related Applications

Application Number	Request
ZC-24-0143	A zone change request to reclassify the site from RS20 zoning to CG zoning 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 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

- Drainage study and compliance;
- Right-of-way dedication to include the spandrel in the northwest corner of the site at the intersection of Durango Drive and Cougar Avenue;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS: 1 card

PROTESTS: 13 cards, 4 letters

COUNTY COMMISSION ACTION: June 5, 2024 – HELD – To 07/03/24 – per the applicant.

APPLICANT: MK ARCHITECTURE

CONTACT: MK ARCHITECTURE, 50 E. SERENE AVE. #414, LAS VEGAS, NV 89123