

RIGHT-OF-WAY
(TITLE 30)

NEAL AVE/BERMUDA RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0127-HKM NEVADA PROPERTIES:

VACATE AND ABANDON a portion of a right-of-way being Bermuda Road located between Neal Avenue and St. Rose Parkway within Enterprise (description on file). MN/al/jd (For possible action)

RELATED INFORMATION:

APN:

191-04-602-012; 191-04-602-014; 191-04-602-017

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

The applicant is proposing to develop a multiple family residential development on approximately 12.2 acres. This request is to vacate portions of Bermuda Road in order to provide detached sidewalks for the proposed development as required by Code.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1049-08	Vacated and abandoned government patent easements	Approved by PC	December 2008
ZC-0683-08	Reclassified the northern portion of the site to C-2 zoning for future commercial development	Approved by BCC	August 2008
ZC-0018-95	Reclassified the southern portion of the site to C-2 zoning wholesale/retail landscape materials business	Approved by BCC	March 1995

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Residential High (from 8 to 18 du/ac)	R-3	Multiple family residential
South	Commercial General & City of Henderson	C-2 & I-P	Undeveloped

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
East	Commercial General & City of Henderson	C-2 & RM-16	Tavern & single family residential, multiple family residential, & undeveloped
West	Residential Suburban (up to 8 du/ac)	R-1 & R-2	Single family residential

This site and the surrounding area are located in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
NZC-21-0128	A request to reclassify the site to an R-4 zone for a multiple family residential development is a companion in 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 on Bermuda Road to accommodate detached sidewalks.

Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners meeting for final action.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PLANNING COMMISSION ACTION: May 4, 2021 – APPROVED – Vote: Aye: Stone, Kirk, Waltho, Frasier, Kilarski, Castello Nay: Nguyen

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 the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

TAB/CAC: Enterprise - denial.

APPROVALS: 1 card

PROTESTS: 2 cards

APPLICANT: PICERNE DEVELOPMENT CORPORATION

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