

12/03/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-24-0565-INDIAN CREEK SOLUTIONS, LLC:

VACATE AND ABANDON a portion of a right-of-way being Serene Avenue located between Tamarus Street and Spencer Street within Paradise (description on file). MN/bb/kh (For possible action)

RELATED INFORMATION:

APN:

177-23-208-009

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The applicant is proposing to vacate a 5 foot wide portion of Serene Avenue for a detached sidewalk associated with the development of a vehicle wash.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|---|-----------------|---------------|
| UC-0756-16 | Communication tower and reduced separation distance to a communication tower - expired | Held no date | N/A |
| UC-0115-08 | Convenience store and supper club within an approved shopping center - expired | Approved by PC | March 2008 |
| ZC-1251-07 | Reclassified the site and adjacent parcel to the east to C-1 zoning for a shopping center | Approved by BCC | November 2007 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|----------------------------------|----------------------------------|--------------------------|
| North | Public Use | RS20 | Undeveloped |
| South | Public Use | RS20 | Private school |
| East | Neighborhood Commercial | CG | Retail & restaurant |
| West | Neighborhood Commercial | CG | Undeveloped |

Related Applications

| Application Number | Request |
|---------------------------|--|
| UC-24-0563 | Use permit with a design review for a vehicle wash 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

- 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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ULTRA CLEAN INTERMEDIATE

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