

EASEMENTS
(TITLE 30)

UPDATE
DEAN MARTIN DR/RAVEN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0233-PY PROPERTIES LLC & MTG LIVING TRUST:

VACATE AND ABANDON easements of interest to Clark County located between Dean Martin Drive and I-15 and between Raven Avenue and the Vicki Avenue (alignment) within Enterprise (description on file). JJ/jvm/jo (For possible action)

RELATED INFORMATION:

APN:

177-20-104-010; 177-20-104-012; 177-20-104-013; 177-20-104-015; 177-20-204-001; 177-20-204-002

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

This request is to vacate and abandon 3 foot and 33 foot wide government patent easements. The 3 foot wide easements are located on the north and south sides of Agate Avenue. The 33 foot wide easements are located on the east side of APNs 177-20-204-001, 177-20-204-002, 177-20-104-010, 177-20-104-012, and 177-20-104-013. In addition, there are 33 foot wide easements on the east, west, and south sides of APN 177-20-104-015. These easements are no longer needed in order to develop the property.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|---|-----------------|---------------|
| ZC-18-0660 | Reclassified 5.7 acres to M-D zoning for an office/warehouse | Denied by BCC | December 2018 |
| ZC-0336-09 (ET-0133-13) | First extension of time to reclassify 7.7 acres to C-2 zoning for a hotel and shopping center - expired | Approved by BCC | February 2014 |
| ZC-0336-09 | Reclassified 7.7 acres to C-2 zoning for a hotel and shopping center - expired | Approved by BCC | June 2009 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|---|------------------------|---|
| North | Business Employment | R-E | Undeveloped |
| South | Low Intensity Suburban Neighborhood (up to 5 du/ac) | R-E & C-P | Single family residential & undeveloped |
| East | Entertainment Mixed-Use | H-2 & R-3 | I-15, single family residential & multiple family residential |
| West | Ranch Estate Residential (up to 2 du/ac) | R-E (RNP-I) | Single family residential & undeveloped |

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

Related Applications

| Application Number | Request |
|---------------------------|--|
| NZC-22-0229 | A nonconforming zone change to reclassify 8.6 acres to R-2 zoning for a 46 lot single family residential subdivision is a companion item on this agenda. |
| TM-22-500079 | A tentative map consisting of 46 single family residential lots on 8.6 acres is a companion item on this agenda. |
| ZC-22-0240 | A zone change request to reclassify 5.7 acres to M-D zoning is a related 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. This item has been forwarded to the Board of County Commissioners 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PLANNING COMMISSION ACTION: June 7, 2022 – APPROVED – Vote: Unanimous

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.

TAB/CAC: Enterprise - approval.

APPROVALS: 1 card

PROTESTS: 1 card

APPLICANT: KB HOME LAS VEGAS

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