

EASEMENTS  
(TITLE 30)

**UPDATE**  
FORT APACHE RD/BLUE DIAMOND RD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-23-0324-VACCARO, LOUIS & LINDA REV TR & VACCARO, LOUIS C. & LINDA L. TRS:**

**HOLDOVER VACATE AND ABANDON** easements of interest to Clark County located between Fort Apache Road and Quarterhorse Lane, and between Blue Diamond Road and Serene Avenue (alignment) within Enterprise (description on file). JJ/lm/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

176-20-201-008

**LAND USE PLAN:**

ENTERPRISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

The plans depict the vacation of patent easements located along the north, south, and east property lines of the parcel. The north easement is 7 feet to 18 feet in width, and the south and east easement is 33 feet in width. The applicant indicates that the easements need to be vacated to develop the property.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-18-0621	Reclassified 2.4 acres to C-1 zoning with convenience store, gasoline station, and vehicle wash in a retail center	Approved by BCC	December 2018

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Corridor Mixed-Use	H-2	Undeveloped
South & East	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RUD	Single family residential
West	Corridor Mixed-Use	C-2	Undeveloped

This site is located within a Public Facilities Needs Assessment (PFNA) area.

### Related Applications

Application Number	Request
UC-23-0323	A use permit for a convenience store and gasoline station in a retail center is a companion item on this agenda.
WC-23-400092 (ZC-18-0621)	A waiver of conditions to relocate the convenience store so it is a minimum of 100 feet from the existing residential development 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 50 feet for Fort Apache Road and associated spandrel, together with a right turn lane per the Uniform Standard Drawings;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:** Enterprise - approval.

**APPROVALS:**

**PROTESTS:** 6 cards, 18 letters

**COUNTY COMMISSION ACTION:** August 2, 2023 – HELD – To 08/16/23 – per the Board of County Commissioners.

**COUNTY COMMISSION ACTION:** August 16, 2023 – HELD – To 09/20/23 – per the applicant.

**COUNTY COMMISSION ACTION:** September 20, 2023 – HELD – To 10/04/23 – per the applicant.

**APPLICANT:** SPEEDEE MART

**CONTACT:** CIVIL 360 PLANNING & ENGINEERING, 6490 W. DESERT INN ROAD,  
LAS VEGAS, NV 89146