

RIGHT-OF-WAY & EASEMENTS
(TITLE 30)

RUSSELL RD/TAMARUS ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0119-BELL REAL ESTATE LLC:

VACATE AND ABANDON easements of interest to Clark County located between Russell Road and Rawhide Street, and between Tamarus Street and Caliente Street, and a portion of a right-of-way being Tamarus Street located between Russell Road and Rawhide Street within Paradise (description on file). JG/lm/syp (For possible action)

RELATED INFORMATION:

APN:

162-26-402-001 through 162-26-402-003

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

The plan depicts the vacation and abandonment of 60 feet of right-of-way (Tamarus Street) located on the west side of the proposed site development and patent easement along the north, west, and south portions of the property. The applicant indicates that they have worked with Paradise Villas Homeowners Association to acquire the west 30 feet of Tamarus Street that will be vacated and the patents are no longer required as the rights-of-way have been dedicated and/or being vacated.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0228-13	Reclassified 1.5 acres from R-E to C-P and C-1 zoning for a car wash and office complex in C-P zone	Withdrawn	August 2013
VS-0095-13	Vacated and abandoned a 3 foot wide portion of Rawhide Street	Approved by PC	April 2013
UC-0018-12	Communication tower	Approved by PC	April 2012
NZC-2188-04	Reclassified 4.1 acres to C-2 zoning for an office complex which also included the parcel to the east, zoning was reduced to C-P zone - expired	Approved by BCC	May 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
South	Public Use	P-F	Reid International Airport
East	Neighborhood Commercial	R-E	Place of worship
West	Compact Neighborhood (up to 18 du/ac)	R-2	Townhouse development

Related Applications

Application Number	Request
ZC-23-0118	A zone change to reclassify 2.4 acres to C-P zoning for an office building 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 and right-of-way 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 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

- Coordinate with Traffic Management to return any County assets to Public Works;

- If the applicant chooses to purchase the streetlights, coordinate with Public Works - Traffic Management for the purchase and the transfer of electric service;
- Enter into a maintenance and access agreement with the subdivision to the west to allow the applicant to use the vacated area or complete the appropriate subdivision map to transfer ownership;
- 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)

- The applicant is advised that CCWRD has existing or proposed assets within the area proposed to be vacated per VS-23-0119; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within the rights-of-way are reserved; it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner; and additionally, CCWRD requests no gates or fences are allowed to be installed across the subject parcel as a condition of the rights granted to the CCWRD.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: BRENT BELL

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