

08/18/21 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

FRIAS AVE/VALLEY VIEW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0334-LALEKA, INAM & KHALID, SAIMA:

VACATE AND ABANDON easements of interest to Clark County located between Frias Avenue and Rush Avenue and between Valley View Boulevard and Polaris Avenue within Enterprise (description on file). JJ/jor/jd (For possible action)

RELATED INFORMATION:

APN:

177-29-401-001

LAND USE PLAN:

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

The site plan depicts patent easements along the east and south property lines that are 33 feet wide and a 3 foot wide patent easement located along the north property line (Patent No.1223951). The applicant is requesting to vacate these easements since they are no longer needed for roadway purposes.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-21-900291	Allowed modifications to a previously approved mini-warehouse facility	Approved by ZA	July 2021
ADET-21-900219 (ZC-19-0210)	Extension of time for a mini-warehouse & recreational vehicle storage	Approved by ZA	May 2021
ZC-19-0210	Reclassified R-E to C-1 zoning, use permit and design review for mini-warehouse & recreational vehicle storage	Approved by BCC	May 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Residential Low (up to 3.5 du/ac)	R-E (RNP-I) & R-E	Undeveloped
South	Commercial Neighborhood	C-2	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped

Related Applications

Application Number	Request
WS-21-0333	A waiver of development standards for increased retaining wall height and a design review for increased finished grade 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

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

- Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard, 30 feet for Frias Avenue, and the associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements;
- 90 days to record required right-of-way dedications and any corresponding easements;
- 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 dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: UMER MALIK

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