

EASEMENTS/RIGHTS-OF-WAY
(TITLE 30)

UPDATE
FORD AVE/MARYLAND PKWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0539-STORYBOOK INVESTMENTS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Maryland Parkway and I-215, and between Wigwam Avenue and Pebble Road, and a portion of right-of-way being Ford Avenue located between Maryland Parkway and I-215 within Paradise (description on file). MN/rk/syp (For possible action)

RELATED INFORMATION:

APN:

177-14-301-016 through 177-14-301-019; 177-14-401-001; 177-14-401-031; 177-14-410-010; 177-14-410-011

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - URBAN NEIGHBORHOOD

BACKGROUND:

Project Description

The applicant is proposing to develop the site as a multiple family residential development. The request is to vacate government patent easements and right-of-way on Ford Avenue. The companion entitlement request for a multiple family development is requesting a reduction of the width of Ford Avenue. Ford Avenue ends in a cul-de-sac and only services this project and 2 other parcels. They are requesting to reduce the width from 60 feet to 48 feet, necessitating the vacation of a portion of the right-of-way. The applicant further indicates the easements that traverse this site are not necessary for the development of the area and conflicts with the design of the proposed development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-17-1114	Reclassified a portion of the overall site to R-3 zoning for a multiple family residential development	Approved by BCC	February 2018
NZC-0861-14	Reclassified a portion of the overall site to R-3 zoning for a multiple family residential development - expired	Approved by BCC	January 2014

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0780-14	Reclassified a portion of the overall site development to R-3 zoning for a multiple family complex	Approved by BCC	November 2014
DR-1367-03	For an office complex - expired	Approved by BCC	October 2003
ZC-0583-03	Established the C-1 zoning for a portion of this site in conjunction with a larger office/commercial complex	Approved by BCC	June 2003
ZC-0964-01	Established the C-P zoning for a portion of this site in conjunction with a larger office/commercial complex	Approved by BCC	October 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	R-E, R-3, & C-1	Multiple family residential, single family residential, & undeveloped
South	Neighborhood Commercial & Compact Neighborhood (up to 18 du/ac)	C-1, C-P, & R-E	Commercial complex & undeveloped
East	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family complex & I-215
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	R-2 & R-3	Single family residential & multiple family residential

Related Applications

Application Number	Request
ZC-23-0538	A zone change request to reclassify this site to R-5 zoning for a multiple family development is a companion item on this agenda.
PA-23-700024	A plan amendment to re-designate the land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN) 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 easements and right-of-way 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: October 3, 2023 – APPROVED – Vote: Unanimous 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 18 feet to 30 feet for Ford Avenue and an off-set cul-de-sac at the east end of Ford Avenue;
- Coordinate with Public Works for the dedication of right-of-way for the I 215 on APNs 177-14-401-031 and 177-14-301-027;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS: 5 cards

APPLICANT: THE CALIDA GROUP, LLC

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