

08/18/21 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

DURANGO DR/PEBBLE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-21-0376-DURANGO PLAZA HOLDINGS REVOCABLE LIVING TRUST &
DURANGO PLAZA HOLDINGS II REVOCABLE LIVING TRUST:**

VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Ford Avenue and between Durango Drive and Tomsik Street within Enterprise (description on file). JJ/sd/jo (For possible action)

RELATED INFORMATION:

APN:

176-16-401-025

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of existing 33 foot wide government patent easements. The existing easements are located along the eastern and northern parcel lines. The request from the applicant states that these easements are no longer needed for the development of the property.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0456	Convenience store, gasoline station, packaged liquor sales, reduced separation for a proposed convenience store to a residential use, reduced separation for a proposed gasoline station to a residential use, waiver for driveway geometrics, design review for a convenience store with gasoline station, and retail/restaurant with drive-thru	Approved by BCC	February 2021
ZC-0585-12	Reclassified from R-E to C-1 zoning for a shopping center	Approved by PC	December 2012
CP-1154-10	Transportation Element to reduce Pebble Road from 100 feet wide to 60 feet wide	Denied by BCC	April 2011
AG-1035-10	Transportation Element for Pebble Road as a 100 foot wide right-of-way	Approved by BCC	December 2010

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0957-06	Power transmission lines	Approved by PC	August 2006
MPC-0466-02	North Blue Diamond Neighborhood Plan	Approved by BCC	August 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
East	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped
West	Public Facilities	R-E	Undeveloped

This site and the surrounding area are located in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
DR-21-0375	A design review for increase finished grade is a companion item on this agenda.
TM-21-500116	A tentative map for a 1 lot commercial subdivision 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 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

- 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 the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Building Department - Fire Prevention

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DURANGO PLAZA HOLDINGS REVOCABLE LIVING TRUST &
DURANGO PLAZA HOLDINGS II REVOCABLE LIVING TRUST

CONTACT: JULIA IZZOLO, ZENITH ENGINEERING, 1980 FESTIVAL PLAZA DRIVE,
SUITE 450, LAS VEGAS, NV 89135