

06/03/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0234-KEN'S FOODS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Ford Avenue and Blue Diamond Road and between Jones Boulevard and Lindell Road; a portion of a right-of-way being Kens Court located between Ford Avenue and Blue Diamond Road; and a portion of right-of-way being La Costa Canyon Court located between Jones Boulevard and Lindell Road within Enterprise (description on file). JJ/rr/kh (For possible action)

RELATED INFORMATION:

APN:

176-13-411-045; 176-24-101-005; 176-24-101-036; 176-24-110-008

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of easements and portions of the Kens Court and La Costa Canyon Court rights-of-way, which are no longer needed for the development of the site.

Prior Land Use Requests (176-13-411-045 & 176-24-110-008)

Application Number	Request	Action	Date
VS-1047-17*	Vacation and abandonment of a drainage easement	Approved by BCC	January 2018
DR-1046-17*	Design review for an office/warehouse	Approved by BCC	January 2018
DR-0554-17*	Design review for expansion of a distribution center and lighting plan	Approved by BCC	August 2017
ADR-0261-16*	Administrative design review for canopies, storage tanks, and exterior modifications of an existing food processing facility	Approved by ZA	April 2016
UC-0441-14**	Use permit for medical marijuana, waivers, and design review for a warehouse building	Denied by BCC	June 2014
WS-0575-10*	Waiver and design review for an expansion to an existing food processing building	Approved by PC	January 2011
VS-0800-07*	Vacation and abandonment of easements of interest	Approved by PC	August 2007

Prior Land Use Requests (176-13-411-045 & 176-24-110-008)

Application Number	Request	Action	Date
DR-0355-07**	Design review for lighting and signage in conjunction with an approved office/warehouse	Approved by BCC	June 2007
WS-1268-06**	Waivers of development standards, design review, and waivers of conditions of ZC-1584-98 for an office/warehouse and auto sales	Approved by BCC	November 2006
ZC-1420-03	Zone Change to reclassify a portion of an overall site from R-E to M-D zoning for a proposed office/warehouse complex	Approved by BCC	October 2003
SC-0375-03	Street name change for La Costa Canyon Court and Kens Court	Approved by PC	April 2003
ZC-1584-98 (WC-0029-03)	Waiver of conditions to waive landscaping and waiver of development standards to reduce parking	Approved by BCC	April 2003
WS-0165-03	Waiver of development standards for metal exteriors, landscaping, and setbacks	Approved by BCC	March 2003
TM-0518-02	Tentative map for 1 industrial/commercial lot	Approved by PC	January 2003
VS-1788-02	Vacation and abandonment of easements of interest	Approved by PC	January 2003
ZC-1240-02*	Zone change to reclassify a portion of the site from H-2 to M-D for a commercial subdivision and parking lot	Approved by BCC	November 2002
ZC-0518-02*	Zone change to reclassify a portion of the site from R-E to M-D for an existing office/warehouse complex	Approved by BCC	May 2002
ZC-1584-98	Zone change to reclassify a portion of the site and adjacent parcels from R-E, H-2, & M-1 to M-D for an office/warehouse complex	Approved by BCC	November 1998

*APN 176-13-411-045 only

**APN 176-24-110-008 only

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL & IP	Office/warehouse development
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 & H-2	Residential single-family development & undeveloped
East	Business Employment	IP	Warehouse & distribution
West	Business Employment	IP & IL & RS20	Mini-warehouse, Union Pacific Railroad & undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
ZC-26-0233	A zone change from H-2 to IP on a portion of the subject site is a companion item on this agenda.
WS-26-0235	A waiver of development standards and design review for the expansion of a food processing, warehouse, and distribution center 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 drainage easements and rights-of-way that are not needed 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 within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Coordinate with Traffic Management to return any County assets to Public Works;
- Grant all necessary easements;
- Applicant to provide a cross access agreement within the existing commercial subdivision;

- Kens Court to be a private street;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- Per the justification letter, the public right-of-way Kens Court will either become a private right-of-way or a private driveway. If Kens Court becomes a private right-of-way, any Kens Court addresses shall remain addressed off Kens Court; if Kens Court becomes a private driveway, address changes shall be required at final map recordation for 8918 Kens Court, 8925 Kens Court, and 8945 Kens Court.

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: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: KEN'S FOOD

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