

03/16/21 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

DURANGO DR/BLUE DIAMOND RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0030-SKID HOLDINGS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Blue Diamond Road and Gomer Road and between Durango Drive and Cimarron Road within Enterprise (description on file). JJ/jor/jd (For possible action)

RELATED INFORMATION:

APN:

176-21-201-012

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

The site plan depicts a previously approved commercial center on the southeast corner of Blue Diamond Road and Durango Drive. There is an existing pedestrian access easement and a 5 foot wide utility/streetlight/traffic control easement (Instrument Number 20080926:05219) along the west property line of the subject parcel APN 176-21-201-012. Since Clark County widened and improved Durango Drive (west of the site) the existing easements must be vacated and reconfigured to coincide with the improved right-of-way.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|------------------------------|---|-----------------|--------------|
| ET-21-400002 (UC-18-0617) | First extension of time for a use permit to reduce the setback of a vehicle wash from a residential use, and a design review for a retail building, restaurant with a drive-thru, vehicle wash, and water vending structure | Approved by BCC | March 2021 |
| UC-18-0617 | Reduced the setback of a vehicle wash from a residential use, and a design review for a retail building, restaurant with a drive-thru, vehicle wash, and water vending structure | Approved by BCC | October 2018 |
| DR-0038-12 | Lighting for a grocery store (Fresh & Easy) - expired | Approved by BCC | March 2012 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|-----------------|---------------|
| DR-0466-10 | Grocery store (Fresh & Easy) - expired | Approved by BCC | December 2010 |
| DR-1185-07 | Commercial center including the adjacent parcels to the east - expired | Approved by PC | November 2007 |
| ZC-1364-06 | Reclassified the site and the parcels to the east to C-2 zoning for a shopping center | Approved by BCC | November 2006 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|---------------------------|-----------------|----------------------------------|
| North | Commercial General | C-2 | Pharmacy (Walgreens) |
| South | Major Development Project | R-3 | Multiple family residential |
| East | Commercial General | C-2 | Convenience store with gas pumps |
| West | Commercial General | C-1 & C-2 | Undeveloped |

The site and the properties to the north, east, and west are within the Public Facilities Needs Assessment (PFNA) area.

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

- Grant necessary easements;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WOOD RODGERS

CONTACT: WOOD RODGERS, 2190 E. PEBBLE ROAD, SUITE 200, LAS VEGAS, NV
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