

09/05/23 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

BLUE DIAMOND RD/DURANGO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-23-0382-MEQ-BD & D II, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Durango Drive and Cimarron Road and between Blue Diamond Road and Agate Avenue (alignment) within Enterprise (description on file). JJ/jgh/syp (For possible action)

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RELATED INFORMATION:

**APN:**

176-21-201-021 through 176-21-201-023

**LAND USE PLAN:**

ENTERPRISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

The subject parcels are located on the north side of Blue Diamond Road, 672 feet east of Durango Drive. The applicant indicates this request will facilitate future development. The plans indicate 3 easements are being vacated for this request, all are 30 feet wide. One easement is located on the west side of APN 176-21-201-021, the other 2 easements are located between APN's 176-21-201-022 and 176-21-201-023.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ET-22-400055 (UC-20-0240)	First extension of time for alcohol sales in conjunction with a grocery store	Approved by BCC	June 2022
ET-22-400056 (ZC-18-0118)	Second extension of time to reclassify 3.8 acres from H-2 to C-1 zoning for a shopping center	Approved by BCC	June 2022
VS-20-0557	Vacated and abandoned easements located between Durango Drive and Cimarron Road	Approved by PC	February 2021
TM-20-500157	1 lot commercial subdivision	Approved by PC	December 2020
UC-20-0240	Alcohol sales in conjunction with a grocery store	Approved by BCC	August 2020
ET-20-400034 (ZC-18-0118)	First extension of time to reclassify 3.8 acres from H-2 to C-1 zoning for a shopping center	Approved by BCC	June 2020

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-18-0640	Reclassified 3.8 acres from C-1 to C-2 zoning	Withdrawn by BCC	November 2018
ZC-18-0118	Reclassified 3.8 acres from H-2 to C-1 zoning for a shopping center	Approved by BCC	April 2018

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & East	Compact Neighborhood (up to 18 du/ac)	R-3	Compact lot & single family residential
South	Compact Neighborhood (up to 18 du/ac)	H-2 & R-3	Undeveloped & multiple family residential
West	Corridor Mixed-Use	C-2	Shopping center

**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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:****Comprehensive 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.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:** Enterprise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MEQ - BD & D II LLC

**CONTACT:** RIETZ CONSULTING, 3203 E. WARM SPRINGS RD, STE 400, LAS VEGAS, NV 89120