

09/05/23 PC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAYS
(TITLE 30)

ENSWORTH ST/PYLE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0393-SOUTH 80, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Ensworth Street and Las Vegas Boulevard South, and between Le Baron Avenue and Frias Avenue, and portions of a right-of-way being Pyle Avenue and Frias Avenue located between Ensworth Street and Las Vegas Boulevard South, and Parvin Street located between Pyle Avenue and Frias Avenue within Enterprise (description on file). MN/jud/syp (For possible action)

RELATED INFORMATION:

APN:

177-29-601-005; 177-29-701-025 through 177-29-701-028; 177-29-701-038; 177-29-701-040; 177-29-701-043 through 177-29-701-044

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation of several easements and portions of right-of-way all incident to pending parcel map application MSM-22-600056 and another parcel map application anticipated in the near future. The requests are as follows: 1) Parvin Street right-of-way and associated 3 foot streetlight & traffic control device easement; 2) 5 feet of Pyle Avenue right-of-way and associated 3 foot streetlight & traffic control device easement; 3) right-of-way area adjoining Frias Avenue for an originally anticipated storm drain inlet that was not constructed; 4) an emergency fire access easement from Parvin Street to be vacated onto the adjoining property on the east side of Parvin Street; 5) patent reservations and easements on the perimeter of an existing residential 4 lot parcel located on the west side of Parvin Street; 6) a Clark County private drainage easement granted to the County over the area of an existing residential parcel; 7) blanket, general area easements dedicated to the County in residential parcel owner's certifications; 8) 4 public drainage easements; and 9) an expired temporary Bureau of Land Management right-of-way grant/temporary use permit.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0663	Public facility (K-9 operational center)	Approved by BCC	December 2021
UC-0070-16	Expanded a recreational facility (equestrian staging area)	Approved by BCC	March 2016
UC-1259-04	Multiple family residential development with commercial uses - expired	Approved by BCC	September 2004
ZC-0667-01	Reclassified 183.5 acres from R-E to H-1 zoning	Approved by BCC	July 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	H-1	South Point Resort Hotel
South & East	Entertainment Mixed-Use	H-1	Undeveloped
West	Business Employment & Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	I-15 & single family residential

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.

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

- Drainage study and compliance;
- 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: SOUTH 80, LLC

CONTACT: BRIAN RIDINGER, 1134 CASTLE POINT AVE, HENDERSON, NV 89074