

11/21/23 PC AGENDA SHEET

EASEMENT  
(TITLE 30)

ST. ROSE PKWY/MARYLAND PKWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-23-0662-RICHMOND LIMITED PARTNERSHIP:**

**VACATE AND ABANDON** an easement of interest to Clark County located between St. Rose Parkway and Levi Avenue, and between Maryland Parkway and Amigo Street within Enterprise (description on file). MN/mh/syp (For possible action)

---

RELATED INFORMATION:

**APN:**

177-34-716-001

**LAND USE PLAN:**

ENTERPRISE - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

**BACKGROUND:**

**Project Description**

The applicant is requesting to vacate and abandon a portion of the existing drainage easement granted per File 122, Page 8. A vacation and abandonment for another portion of this drainage easement was previously approved (VS-19-0754). The applicant indicates that a meeting with Clark County Flood Control determined that this portion of the drainage easement is unnecessary because the remainder of the drainage easement is sufficient for the conveyance of flow.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-23-0589	Reduced the separation of an on-premises consumption of alcohol establishment (supper club) to a residential use	Scheduled for PC	October 2023
WS-23-0289	Increased the number of freestanding signs with a design review for existing and proposed signage	Approved by BCC	July 2023
UC-23-0080	Recreational facility with a restaurant and on-premises consumption of alcohol	Approved by BCC	April 2023
UC-22-0494	Supper club	Approved by BCC	October 2022
ET-21-400102 (WS-20-0121)	First extension of time for design reviews for a shopping center	Approved by BCC	August 2021

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ET-21-400096 (Nzc-18-0283)	First extension of time for a zone change and a design review for a shopping center	Approved by BCC	August 2021
WC-20-400021 (Nzc-18-0283)	Waived conditions of a zone change to provide intense landscape buffer adjacent to a single family use	Approved by ZA	March 2020
WS-20-0121	Shopping center with a lighting plan	Approved by ZA	March 2020
VS-19-0754	Vacated and abandoned easements of interest to Clark County located between St. Rose Parkway and Levi Avenue, and between Maryland Parkway and Amigo Street	Approved by PC	November 2019
TM-18-500194	1 lot commercial subdivision on 7.2 acres in a C-2 zone	Approved by PC	December 2018
Nzc-18-0283	Reclassified 6.2 acres to C-2 zoning with a design review for a shopping center	Approved by BCC	July 2018

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
South	City of Henderson	DH & IG	Undeveloped
East	City of Henderson	IG & IL	Undeveloped & warehouse
West	Urban Neighborhood (greater than 18 du/ac)	R-3	Single family residential & senior housing

**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 the drainage easement that is 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 has adopted a rewrite to Title 30 effective January 1, 2024, 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.

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

- No objection.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** RICHMOND LIMITED PARTNERSHIP

**CONTACT:** BAUGHMAN & TURNER INC, 1210 HINSON ST, LAS VEGAS, NV 89102