

11/21/23 BCC AGENDA SHEET

RIGHT-OF-WAY/EASEMENTS
(TITLE 30)

UPDATE
DECATUR BLVD/SERENE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0572-I15 MOUNTAIN, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Silverado Ranch Boulevard, and between Decatur Boulevard and Arville Street; a portion of right-of-way being Meranto Avenue located between Decatur Boulevard and Arville Street; a portion of right-of-way being Ullom Drive located between Gary Avenue and Richmar Avenue; a portion of right-of-way being Decatur Boulevard located between Richmar Avenue and Serene Avenue; a portion of right-of-way being Serene Avenue located between Decatur Boulevard and Arville Street; a portion of right-of-way being Gary Avenue between Decatur Boulevard and Arville Street; and a portion of right-of-way being Richmar Avenue located between Decatur Boulevard and Arville Street within Enterprise (description on file). JJ/bb/syp (For possible action)

RELATED INFORMATION:

APN:

177-19-301-005; 177-19-302-005; 177-19-302-007; 177-19-302-013; 177-19-305-002; 177-19-306-002; 177-19-402-002; 177-19-402-006

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The proposed vacation of patent easements and various portions of right-of-way is part of a proposed distribution center and warehouse development.

- Ullom Drive is proposed to be vacated between Gary Avenue and Richmar Avenue.
- Meranto Avenue is proposed to be vacated between Decatur Boulevard and the east property line of this development.
- A 5 foot wide portion of Decatur Boulevard is proposed to be vacated to accommodate detached sidewalks.
- A 5 foot wide portion of Serene Avenue is proposed to be vacated to accommodate detached sidewalks.
- A 5 foot wide portion of Gary Avenue is proposed to be vacated to accommodate detached sidewalks.
- A 5 foot wide portion of Richmar Avenue is proposed to be vacated to accommodate detached sidewalks.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|--------------------|---|----------------|----------------|
| WS-0263-10 | Waived deed restriction | Approved by PC | August 2010 |
| WS-0455-09 | Overlength cul-de-sacs for Richmar Avenue and Gary Avenue | Approved by PC | September 2009 |
| VS-0342-09 | Vacated easements and right-of-way | Approved by PC | July 2009 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|---|-------------------|---|
| North | Neighborhood Commercial; Ranch Estate Neighborhood (up to 2 du/ac); & Business Employment | R-E (RNP-I) & R-E | Single family residential & undeveloped |
| South | Business Employment | M-D & R-E | Warehouse, undeveloped, & single family residential |
| East | Business Employment | M-D & R-E | National Guard Readiness Center & undeveloped |
| West | Business Employment & Neighborhood Commercial | R-E & RUD | Single family residential & undeveloped |

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

Related Applications

| Application Number | Request |
|--------------------|---|
| ZC-23-0571 | A zone change to reclassify 49.9 acres from R-E to M-D zoning with a waiver for throat depth and design review for office/warehouses, distribution centers and increased finished grade is a companion item on this agenda. |
| TM-23-500121 | A 1 lot industrial subdivision as 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 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 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

- Right-of-way dedication to include 55 feet to the back of curb for Richmar Avenue and a county approved cul-de-sac;
- Right-of-way area on Richmar Avenue east of APN 177-19-499-018 is to be privately maintained;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb, recordation of the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS: 1 card

PROTESTS: 7 cards

COUNTY COMMISSION ACTION: October 18, 2023 – HELD – To 11/08/23 – per the applicant.

COUNTY COMMISSION ACTION: November 8, 2023 – HELD – To 11/21/23 – per the applicant.

APPLICANT: JEFF THOMSON

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