

07/07/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0276-MONTANA COMDOMINIUMS:

VACATE AND ABANDON a portion of un-named right-of-way (south of Silverado Ranch Boulevard) located between Bermuda Road and Pollock Drive within Enterprise (description on file). MN/rp/kh (For possible action)

RELATED INFORMATION:

APN:

177-27-115-000

LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a portion of right-of-way which is no longer needed.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0243-09	Waiver of development standards to increase the wall/fence height in conjunction with existing condominium complex	Approved by PC	May 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Shopping center
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential subdivision
West	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed Use	RM18 & CG	Multi-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 right-of-way 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 within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- Applicant is advised that this department has no objection to vacating streets/roads and/or easements that are not needed for fire/emergency vehicle access.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: PUBLIC WORKS - DEVELOPMENT REVIEW

CONTACT: PUBLIC WORKS - DEVELOPMENT REVIEW, 500 S. GRAND CENTRAL PARKWAY, LAS VEGAS, NV 89155