

EASEMENTS
(TITLE 30)

JONES BLVD/ARBY AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-23-0063-SOUTH JONES 215, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Jones Boulevard and Lindell Road, and between Warm Springs Road and Arby Avenue within Enterprise (description on file). MN/jgh/syp (For possible action)

RELATED INFORMATION:

APN:
176-01-401-005

LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description

The subject parcel is within Enterprise and is located east of Jones Boulevard and 342 feet south of Arby Avenue. The applicant indicates this request will facilitate the development of the property into a commercial facility. The plans indicate easements are located on the north, south, and eastern portions of the site. All patent easements being vacated are 33 feet wide.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-22-0038	Waivers for trash enclosure, parking, and alternative landscaping	Approved by PC	March 2022
VS-22-0039	Vacation of right-of-way being Jones Boulevard	Approved by PC	March 2022
ZC-1252-99	Reclassified 5 acres, which included this site, to C-2 zoning for a shopping center	Approved by BCC	September 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	C-2	Undeveloped
South	Business Employment	C-2	Motorcycle, ATV, & watercraft sales & repair facility

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Public Use	P-F	Las Vegas Valley Water District water storage facility
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	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 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: SOUTH JONES 215, LLC

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