

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0104-I I5 MOUNTAIN, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Serene Avenue and Gary Avenue and 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 Richmar Avenue located between Decatur Boulevard and Arville Street; a portion of right-of-way being Ullom Drive located between Serene Avenue and Gary Avenue; a portion of right-of-way being Serene Avenue located between Decatur Boulevard and Arville Street; a portion of right-of-way being Decatur Boulevard located between Serene Avenue and Richmar Avenue; and a portion of right-of-way being Gary Avenue located between Decatur Boulevard and Arville Street within Enterprise (description on file). JJ/rr/kh (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; 177-19-306-003; 177-19-402-002; 177-19-402-003; 177-19-402-006

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The applicant requests the vacation and abandonment of public rights-of-way and easements within the site. The applicant states the easements and some of the rights-of-way are no longer needed and conflict with the proposed development of the site. Also, portions of rights-of-way are being vacated to accommodate detached sidewalks. The applicant is also requesting to expunge the previously approved vacation application (VS-23-0572).

Prior Land Use Requests (except for 177-19-306-003)

Application Number	Request	Action	Date
ZC-23-0571	Zone change from R-E to M-D, waivers, and design review for office/warehouses and distribution center	Approved by BCC	November 2023
VS-23-0572	Vacation and abandonment of easements and right-of-way	Approved by BCC	November 2023
TM-23-500121	Tentative map approved for a 1 industrial lot	Approved by BCC	November 2023
WS-0263-10	Waiver of development standards of deed restrictions	Approved by PC	August 2010

Prior Land Use Requests (except for 177-19-306-003)

Application Number	Request	Action	Date
WS-0455-09	Waiver of development standards for overlength cul-de-sacs for Richmar Avenue and Gary Avenue	Approved by PC	September 2009
VS-0342-09	Vacation and abandonment a portion of right-of-way being Cameron Street	Approved by PC	July 2009

Prior Land Use Requests (APN 177-19-306-003 only)

Application Number	Request	Action	Date
UC-1879-05 (ET-0030-08)	First extension of time of a use permit to commence an accessory structure	Approved by BCC	March 2008
UC-1879-05	Use permit to allow an accessory structure	Approved by BCC	February 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment, Neighborhood Commercial & Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP & AE-60)	Single-family residential & undeveloped
South	Business Employment	RS20 & IP	Single-family residential, warehouse, & undeveloped
East	Business Employment & Public Use	IP, PF & RS20	Nevada National Guard Readiness Center & undeveloped
West	Neighborhood Commercial	RS2, CG & RS20	Single-family residential & undeveloped

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

Related Applications

Application Number	Request
ZC-26-0103	A zone change from R2S0 to IP for APNs 177-19-306-003 & 177-19-402-003 is a companion item on this agenda.
UC-26-0105	A use permit, waivers of development standards, and design reviews for a data center with public utility structures is a companion item on this agenda.
TM-26-500027	A tentative map for a 1 lot industrial subdivision is a companion item on this agenda.
WC-26-400012 (ZC-23-0571)	A waiver of conditions of a zone change is 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 rights-of-way that are not needed 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

- Expunge VS-23-0572;
- Satisfy utility companies' requirements.
- Applicant is advised within 4 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

- Drainage study and compliance;
- Right-of-way dedication to include 25 feet to the back of curb for Richmar Avenue;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- If Richmar Avenue is vacated and existing single family residence is not demolished than an address change shall be required at final map recordation.

Fire Prevention Bureau

- Applicant is advised fire access drive aisle must be 24 feet; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: DECATUR-SILVERADO INDUSTRIAL, LLC

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE,
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