

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-26-0163-LAS VEGAS COMMERCIAL INVESTMENTS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Pebble Road and Blue Diamond Road, and Rainbow Boulevard and Inspiration Drive; a portion of right-of-way being Rainbow Boulevard located between Pebble Road and Blue Diamond Road; and a portion of right-of-way being Pebble Road located between Rainbow Boulevard and Inspiration Drive within Enterprise (description on file). JJ/rr/kh (For possible action)

RELATED INFORMATION:

APN:

176-23-101-038

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of easements which are no longer needed for the development of the site, and portions of rights-of-way to accommodate detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0433-16	Zone change from R-E to C-2 (now CG), waivers of development standards, and a design review for a shopping center (waivers & design review expired)	Approved by BCC	August 2016
WS-0159-16	Waiver of development standards for full off-site improvements and a drainage study	Approved by BCC	April 2016
NZC-0590-13	Non-conforming zone change to reclassify 51.9 acres, including the subject site, from R-E and H-2 to R-2 for a single-family residential subdivision	Withdrawn	November 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CG	Retail, gas station & mini-warehouse
South	Corridor Mixed-Use	CG	Retail
East	Corridor Mixed-Use	RS3.3	Single-family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Corridor Mixed-Use	RS3.3 & CG	Single-family residential & undeveloped

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

Related Applications

Application Number	Request
UC-26-0164	A use permit, waivers of development standards, and a design review for a shopping center 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

- 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

- Drainage study and compliance;

- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Rainbow Boulevard improvement project;
- 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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: PEYMAN MASACHI

CONTACT: PEYMAN MASACHI, HENDERSON, 74 HUNT VALLEY TRAIL,
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