

12/07/21 PC AGENDA SHEET

RIGHT-OF-WAY  
(TITLE 30)

DECATUR BLVD/ELDORADO LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-21-0616-SURE LINK STORAGE LAS VEGAS, LLC:**

**VACATE AND ABANDON** a portion of right-of-way being a portion of Decatur Boulevard located between Mardon Avenue (alignment) and Eldorado Lane within Enterprise (description on file). MN/rk/jd (For possible action)

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RELATED INFORMATION:

**APN:**

176-12-501-017

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

**BACKGROUND:**

**Project Description**

The plans show the vacation and abandonment of a 5 foot wide portion of the west side of Decatur Boulevard to accommodate a detached sidewalk in conjunction with a proposed 2.2 acre mini-warehouse development. The south portion of the future development previously vacated a 5 foot wide portion of Decatur Boulevard to accommodate a detached sidewalk (per VS-19-0445). This application will address the north portion of the proposed mini-warehouse development.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ET-21-400131 (ZC-19-0434)	Extension of time for C-1 zoning for a mini-warehouse	Approved by BCC	October 2021
ET-21-400137 (VS-19-0445)	Extension of time for the vacation of patent easements the northern portion of Decatur Boulevard	Approved by BCC	October 2021
ZC-19-0434	Reclassified this site and the parcel to the south to C-1 zoning for a mini-warehouse development	Approved by BCC	July 2019
VS-19-0445	Vacation and abandonment patent easements and a 5 foot wide portion of right-of-way being the northern portion of Decatur Boulevard	Approved by BCC	July 2019

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Business and Design/Research Park	R-E & M-D	Undeveloped lot & warehouse
South	Commercial Neighborhood	C-1	Remaining portion of the 2.2 acre proposed mini-warehouse site
East	Office Professional	R-E	Single family residence & undeveloped lot
West	Residential Medium (3 to 14 du/ac)	RUD	Single family residential development

**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 a portion of right-of-way for Decatur Boulevard to accommodate detached sidewalks.

**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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:****Current 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**

- Applicant to provide Clark County a reimbursement for the vacated portion of Decatur Boulevard;
- 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 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.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:** Enterprise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** SURE LINK STORAGE LAS VEGAS, LLC

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