

EASEMENTS
(TITLE 30)

ENSWORTH ST/FORD AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-21-400173 (VS-0915-17)-PARAGON LOFTS, LLC:

VACATE AND ABANDON SECOND EXTENSION OF TIME for easements of interest to Clark County located between Ensworth Street and I-15, and between Ford Avenue (alignment) and Pebble Road (alignment).

Generally located on the west side of Ensworth Street, 350 feet south of Ford Avenue (alignment) within Enterprise (description on file). MN/jgh/jo (For possible action)

RELATED INFORMATION:

APN:
177-17-801-003

LAND USE PLAN:
ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:
Project Description

The previously approved plans depict 33 foot wide easements to be vacated along all property lines for a proposed residential condominium development. This request is necessary to accommodate the design of the site.

Previous Conditions of Approval

Listed below are the approved conditions for ET-19-400165 (VS-0915-17):

Current Planning

- Until January 3, 2022 to record.
- Applicant is advised that 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 re-approval by the utility companies is required.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for VS-0915-17:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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 this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Full off-site improvements;
- Right-of-way dedication to include 20.5 feet to back of curb for Ensworth Street together with the necessary right-of-way to complete the cul-de-sac;
- Dedicate an additional 9.5 feet along Ensworth Street as a road access easement as necessary to achieve a 30 foot wide half street;
- 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 Ensworth Street is shown as a 60 foot wide collector street on the Transportation Element and Clark County plans to improve the road in the future; the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD has existing or proposed assets within the area proposed to be vacated per VS-0915-17; CCWRD has no objection to the request for vacation as presented; however, CCWRD requests all existing rights granted to us within Ensworth Street are reserved and it is understood that this vacation shall not reduce our rights to operate and maintain our facilities; and that CCWRD also requests that drivable access be able to handle H-20 loading and is maintained by fee owner.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-19-400165 (VS-0915-17)	Extension of time to vacate and abandon easements of interest	Approved by BCC	February 2020
WS-18-0945	Alternative trash enclosure	Approved by PC	January 2019
VS-0915-17	Vacated and abandoned easements of interest	Approved by BCC	January 2018

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0914-17	Reclassified the subject site to H-1 zoning for a residential condominium development, with waivers for reduced setbacks and allowed non-standard driveway geometrics	Approved by BCC	January 2018
TM-0175-17	15 condominium units	Approved by BCC	January 2018
UC-0111-89 (WC-0047-16)	Waived conditions of a use permit requiring the applicant to remove the billboard if the property develops	Approved by PC	June 2016
ADR-0512-14	Converted the south face of an existing off-premises sign (billboard) to a digital display	Approved by ZA	June 2014
ADR-0624-11	Increased the maximum height of an off-premises sign (billboard)	Approved by ZA	June 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	H-1	Multiple family residential
East & South	Commercial Tourist	R-3	Multiple family residential
West	Business and Design/Research Park	H-2	I-15

Related Applications

Application Number	Request
ET-21-400172 (NZC-0914-17)	An extension of time for 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**Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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**

- Until January 3, 2024 to record.
- 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 re-approval by the utility companies is required.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTEST:

APPLICANT: PETE LAAS

CONTACT: PARAGON LOFTS, LLC, 6402 MCLEOD DR., UNIT 1, LAS VEGAS, NV 89120