

EASEMENTS
(TITLE 30)

RAINBOW BLVD/ERIE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0666-ME 52 PARTNERS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Rainbow Boulevard and Montessouri Street (alignment), and between Erie Avenue and Levi Avenue within Enterprise (description on file). JJ/rk/jo (For possible action)

RELATED INFORMATION:

APN:

176-34-601-006; 176-34-601-011

LAND USE PLAN:

ENTERPRISE - OFFICE PROFESSIONAL

ENTERPRISE - MAJOR DEVELOPMENT PROJECT (MOUNTAIN'S EDGE) – GENERAL
COMMERCIAL

BACKGROUND:

Project Description

This application is a request to vacate and abandon patent easements on this site. The plans depict the vacation and abandonment of 33 foot wide and 3 foot wide government patent easements along the perimeter of the northern parcel, excepting out the 30 feet for Levi Avenue and 75 feet for Rainbow Boulevard which is needed for the dedication of a public right-of-way.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-20-0545	Reclassified both subject parcels to RUD Planned Unit Development for an attached single family residential development consisting of 106 residential lots	Approved by BCC	March 2021
NZC-19-0517	Reclassified the southern parcel to RUD Planned Unit Development for an attached single family residential development consisting of 47 residential lots - expunged	Approved by BCC	September 2019
MP-1009-02	Specific Plan for Mountain's Edge	Approved by BCC	August 2002
MP-0420-02	Concept Plan for Mountain's Edge	Approved by BCC	July 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	R-3	Single family residential
South	Major Development Project (Mountain's Edge) - Urban Residential	RUD	Single family residential
East	Business and Design/Research Park	R-E	Undeveloped
West	Major Development Project (Mountain's Edge) - Public Facilities	R-E	Undeveloped

Related Applications

Application Number	Request
TM-21-500186	A tentative map for 106 residential lots on 8.6 acres 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 the 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 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

- 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;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 55 feet to the back of curb for Rainbow Boulevard, 30 feet for Levi Avenue, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger and Rainbow Boulevard improvement project;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger and Rainbow Boulevard improvement project;
- All other right-of-way and easement dedications to record with the subdivision map;
- Coordinate with Public Works - Design Division for the Rainbow Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Rainbow Boulevard improvement project.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and that meandering sidewalks are a non-standard improvement which the County will not maintain; 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)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: ME 52 PARTNERS, LLC

CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135