

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

MCLEOD DR/DESERT INN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0224-DIAMOND P M LLC:

VACATE AND ABANDON easements of interest to Clark County located between the Pecos-McLeod Interconnect and the Flamingo Wash Flood Control Channel, and between Desert Inn Road and Emerson Avenue (alignment); and a portion of a right-of-way being a portion of the Pecos-McLeod Interconnect located between Desert Inn Road and Emerson Avenue (alignment) within Paradise (description on file). TS/rk/jo (For possible action)

RELATED INFORMATION:

APN:

162-13-501-006

LAND USE PLAN:

WINCHESTER/PARADISE - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

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 government patent easements along the north property line of the subject site. Additionally, the plans show the vacation and abandonment of a 5 foot wide portion of the Pecos-McLeod Interconnect to accommodate a detached sidewalk in conjunction with a proposed gated multiple family residential development.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-19-0352	A gated multiple family residential development (condominiums) consisting of 40 units	Approved by BCC	June 2019
ET-19-400036 (VS-0090-15)	Second extension of time to vacate and abandon right-of-way and easements - expired	Approved by PC	May 2019
VS-0090-15 (ET-0037-17)	First extension of time to vacate and abandon right-of-way and easements - expired	Approved by PC	March 2017

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0427-11 (ET-0025-15)	First extension of time for a use permit for an assisted/independent living facility with a waiver for reduced lot size, a waiver of conditions of a zone change, and a design review for an assisted/independent living facility and project amenities - expired	Approved by BCC	June 2015
VS-0090-15	Vacated and abandoned easement of interest to Clark County and vacate a portion of Pecos-McLeod Interconnect	Approved by PC	April 2015
UC-0427-11	Reduced lot size, waived a condition of a zone change to change from for rent multiple family to for sale condominiums and to reduce the number of units with a design review for an assisted/independent living facility with project amenities - expired	Approved by BCC	June 2012
ZC-1382-06	Reclassified 1.6 acres to R-3 zoning with waivers and a design review for a multiple family complex	Approved by BCC	August 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Shopping center
South & East	Public Use	R-1	Flamingo Wash Drainage Channel
West	Neighborhood Commercial	R-3	Congregate care facility

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 patent easements and right-of-way 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 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

- 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 together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DIAMOND PM LLC

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