

06/07/22 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

DEAN MARTIN DR/RAVEN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0233-PY PROPERTIES LLC & MTG LIVING TRUST:

VACATE AND ABANDON easements of interest to Clark County located between Dean Martin Drive and I-15 and between Raven Avenue and the Vicki Avenue (alignment) within Enterprise (description on file). JJ/jvm/jo (For possible action)

RELATED INFORMATION:

APN:

177-20-104-010; 177-20-104-012; 177-20-104-013; 177-20-104-015; 177-20-204-001; 177-20-204-002

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

This request is to vacate and abandon 3 foot and 33 foot wide government patent easements. The 3 foot wide easements are located on the north and south sides of Agate Avenue. The 33 foot wide easements are located on the east side of APNs 177-20-204-001, 177-20-204-002, 177-20-104-010, 177-20-104-012, and 177-20-104-013. In addition, there are 33 foot wide easements on the east, west, and south sides of APN 177-20-104-015. These easements are no longer needed in order to develop the property.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0660	Reclassified 5.7 acres to M-D zoning for an office/warehouse	Denied by BCC	December 2018
ZC-0336-09 (ET-0133-13)	First extension of time to reclassify 7.7 acres to C-2 zoning for a hotel and shopping center - expired	Approved by BCC	February 2014
ZC-0336-09	Reclassified 7.7 acres to C-2 zoning for a hotel and shopping center - expired	Approved by BCC	June 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	R-E	Undeveloped
South	Low Intensity Suburban Neighborhood (up to 5 du/ac)	R-E & C-P	Single family residential & undeveloped
East	Entertainment Mixed-Use	H-2 & R-3	I-15, single family residential & multiple family residential
West	Ranch Estate Residential (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped

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

Related Applications

Application Number	Request
NZC-22-0229	A nonconforming zone change to reclassify 8.6 acres to R-2 zoning for a 46 lot single family residential subdivision is a companion item on this agenda.
TM-22-500079	A tentative map consisting of 46 single family residential lots on 8.6 acres is a companion item on this agenda.
ZC-22-0240	A zone change request to reclassify 5.7 acres to M-D zoning is a related item on the June 22, 2022 Board of County Commissioner's 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 patent easements that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 22, 2022 at 9:00 a.m., unless otherwise announced.

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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: KB HOME LAS VEGAS

CONTACT: THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA ST, STE 200,
LAS VEGAS, NV 89119