

06/22/22 BCC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

ARBY AVE/JONES BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0293-WARMSPRINGS DEV, LLC:

VACATE AND ABANDON a portion of a right-of-way being Jones Boulevard located between Arby Avenue and Warm Spring Road within Enterprise (description on file). MN/jor/syp (For possible action)

RELATED INFORMATION:

APN:

176-01-401-015

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The site plan depicts a 1.9 acre parcel located on the south side of Arby Avenue, and the east side of Jones Boulevard. The west property line of the subject parcel will require detached sidewalks to be installed; therefore, the applicant is requesting to vacate 5 feet of a portion of right-of-way being Jones Boulevard.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-19-400042 (ZC-1252-99)	Waived condition of a zone change requiring drainage studies	Approved by BCC	May 2019
WC-18-400231 (ZC-1252-99)	Waived condition of a zone change requiring full off-site improvements	Approved by BCC	December 2018
VS-18-0799	Vacated and abandoned easements - recorded	Approved by BCC	December 2018
ADR-0015-03	Communication tower	Approved by ZA	January 2003
ZC-1252-99	Reclassified the site and the parcel to the south to C-2 zoning for a shopping center - total of 5 acres	Approved by BCC	September 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	C-2	Commercial center
South	Business Employment	C-2	Undeveloped
East	Business Employment	M-D	Distribution center
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

*This parcel and the surrounding area are located in the PFNA area.

Related Applications

Application Number	Request
UC-22-0292	A use permit with waivers of development standards, and design reviews for a commercial center is a companion item on this agenda.
WC-22-400072 (ZC-1252-99)	A waiver of conditions of a zone change for landscaping and cross access 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 right-of-way that is 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 dedication to back of curb and 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: WARMSPRINGS DEV, LLC

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