

12/05/23 PC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

DECATUR BLVD/SILVERADO RANCH BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0691-A & A REVOCABLE LIVING TRUST & A & A III, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Decatur Boulevard and Hauck Street, and between Silverado Ranch Boulevard and Gary Avenue, and a portion of a right-of-way being Decatur Boulevard located between Silverado Ranch Boulevard and Gary Avenue within Enterprise (description on file). JJ/tpd/syp (For possible action)

RELATED INFORMATION:

APN:

176-24-801-019

LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

The applicant indicates the request is for the vacation of public rights-of-way, including a 5 foot wide strip along the west side of Decatur Boulevard adjacent to APN 176-24-801-019 to accommodate a detached sidewalk. The applicant is also requesting to vacate a 3 foot wide streetlight and traffic control device easement behind the described right-of-way.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-21-0352	Reclassified from R-E and R-E (AE-60) to C-2 and C-2 (AE-60) zoning, with use permits, waivers, and a design review for a convenience store/gasoline station	Approved by BCC	October 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	R-E	Undeveloped
South	Corridor Mixed-Use	R-E	Undeveloped
East	Corridor Mixed-Use	C-2	Restaurant & gasoline station
West	Compact Neighborhood (up to 18 du/ac)	R-E	Undeveloped

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 streetlight and traffic control device easements that are not necessary for site, drainage, or roadway development and right-of-way for detached sidewalks.

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:

Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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 and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: LAKE LAMB HOLDINGS REVOCABLE LIVING TRUST ETAL &
MORADI HAMID TRS

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