

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-23-0922-CANKIDS INVESTMENTS 2012, LLC:

HOLDOVER VACATE AND ABANDON easements of interest to Clark County located between Gagnier Boulevard and Durango Drive, and between Ford Avenue and Wigwam Avenue; a portion of right-of-way being Wigwam Avenue located between Gagnier Boulevard and Durango Drive; a portion of right-of-way being Cougar Avenue between Gagnier Boulevard and Durango Drive; and a portion of an unnamed right-of-way located between Cougar Avenue and Ford Avenue within Enterprise (description on file). JJ/sd/syp (For possible action)

RELATED INFORMATION:

APN:

176-16-301-010; 176-16-301-033 through 176-16-301-034

LAND USE PLAN:

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

The application depicts the vacation and abandonment of patent easements, right-of-way grants, and fee-owned right-of-way as follows:

- APN 176-16-301-010 – 8 foot wide to 33 foot wide patent easements on the north, east, and south sides of the parcel.
- APN 176-16-301-010 – 5 foot wide portion of fee-owned right-of-way for Ford Avenue and a 30 foot wide unnamed right-of-way on the west side of the parcel.
- APN 176-16-301-034 – 5 foot wide BLM right-of-way grants on Cougar Avenue and a portion of Gagnier Boulevard and a 5 foot wide portion of fee-owned right-of-way on Wigwam Avenue.

The applicant is vacating these easements that conflict with the proposed site plan for the subject residential development. The easements were granted in support of the individual parcels but are no longer required for the proposed development.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Ranch Estate Neighborhood (up to 2 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E (RNP-I)	Single family residential & undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Neighborhood Commercial	R-2 & R-E	Single family residential & undeveloped

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

Related Applications

Application Number	Request
ZC-23-0921	A zone change from R-E to R-2 zoning on 2.6 acres of the 16.2 acre site, with a waiver and design review is a companion item on this agenda.
TM-23-500191	A tentative map for a 25 lot subdivision zoned R-E and a 20 lot subdivision zoned R-2 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 patent easements that are not needed 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 within 4 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless extended with approval of an extension of time; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include 25 feet to the back of curb for Gagnier Boulevard, 25 feet to the back of curb for Cougar Avenue, and associated spandrels;
- 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 the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS: 1 card

PROTESTS: 5 cards

COUNTY COMMISSION ACTION: March 20, 2024 – HELD – To 04/03/24 – per the applicant.

APPLICANT: BRUIN CAPITAL PARTNERS

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