07/03/24 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-24-0198-DAF HOLDING, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Silverado Ranch Boulevard and LeBaron Avenue (alignment), and between Arville Street and Decatur Boulevard within Enterprise (description on file). JJ/jor/ng (For possible action)

RELATED INFORMATION:

APN:
177-30-103-001; 177-30-103-002

LAND USE PLAN:
ENTERPRISE – NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description
The applicant is requesting to vacate and abandon patent easements existing throughout the subject parcels. These easements are no longer needed and are not part of the future site design and development.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-20-700149	Re-designate the land use category from RS (Residential Suburban) to CN (Commercial Neighborhood) for APN 177-30-103-002	Approved by BCC	April 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment & Public Use	IP & P-F (AE-60)	Warehouse complex; Nevada National Guard armory
South	Public Use	P-F	Detention basin
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG	Undeveloped (approved for 2 retail/restaurant buildings)
West	Neighborhood Commercial	RS20 (AE-60)	Undeveloped

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

Related Applications

Application Number	Request
ZC-24-0196	A zone change to reclassify the site to CG zoning for a commercial development on 2.5 acres is a companion item on this agenda.
DR-24-0197	A design review for a proposed commercial center 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 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:

Comprehensive Planning
- Satisfy utility companies' requirements.
- Applicant is advised within 2 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; 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 45 feet to the back of curb for Silverado Ranch Boulevard;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- 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.

Building Department - Addressing
- No comment.

Fire Prevention Bureau
- No comment.

Clark County Water Reclamation District (CCWRD)
- No objection.

TAB/CAC: Enterprise - approval.
APPROVALS:
PROTESTS:

APPLICANT: RAINY DAY INVESTMENTS, LLC
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