

01/19/21 PC AGENDA SHEET

EASEMENTS  
(TITLE 30)

AGATE AVE/BUFFALO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**VS-20-0523-MAK ZAK, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Agate Avenue (alignment) and Blue Diamond Road, and between Miller Lane (alignment) and Warbonnet Way (alignment) within Enterprise (description on file). JJ/jt/jd (For possible action)

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RELATED INFORMATION:

**APN:**

176-21-601-005

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

The plans depict the vacation and abandonment of government patent easements. Easements to be vacated are 33 feet wide along the east and south property lines, and 3 feet wide along the north and west property lines. According to the applicant, the easements are no longer necessary, and the parcel is part of a proposed townhome planned unit development.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-0001-07	Reclassified the site to C-2 zoning for a grocery store and convenience store	Approved by BCC	February 2007

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Residential Low (up to 3.5 du/ac)	R-E (RNP-I)	Undeveloped
South & East	Commercial General	C-2	Undeveloped
West	Residential High (8 du/ac to 18 du/ac)	R-E	Undeveloped

The subject site and surrounding area are in the Public Facilities Needs Assessment (PFNA) area.

**Related Applications**

<b>Application Number</b>	<b>Request</b>
NZC-20-0524	A nonconforming zone change to reclassify the subject site to RUD zoning for a townhome planned unit development and to reclassify 9.8 acres north of Agate Avenue to R-2 zoning for a single family residential subdivision is a companion item on this agenda.
TM-20-500185	A tentative map for a single family subdivision north of Agate Avenue is a companion item on this agenda.
TM-20-500186	A tentative map for a townhome planned unit development south of Agate Avenue 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. This item will be forwarded to the Board of County Commissioners' meeting for final action on February 17, 2021 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:****Current Planning**

- Satisfy utility companies' requirements.
- Applicant is advised that 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**

- Right-of-way dedication to include 30 feet to 60 feet for Warbonnet Way, 30 feet to 60 feet for Agate Avenue, 60 feet for Miller Lane, and associated spandrels;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

**Building Department - Fire Prevention**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No objection.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** D.R. HORTON

**CONTACT:** VTN-NEVADA, 2727 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146