

02/16/21 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

BLUE DIAMOND RD/DURANGO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-20-0557-MEQ-BD & D II, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Cimarron Road and between Blue Diamond Road and Agate Avenue within Enterprise (description on file). JJ/sd/jd (For possible action)

RELATED INFORMATION:

APN:

176-21-201-021 through 176-21-201-023

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of 30 foot wide utility, flood control, and roadway easements located on the west parcel line of APN 176-21-201-021, the east parcel line of APN 176-21-201-022, and the west parcel line of APN 176-21-201-023. The applicant states these easements are no longer needed for development of these parcels.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-20-500157	Commercial subdivision	Approved by BCC	October 2020
UC-20-0240	Allowed alcohol sales (liquor store), convenience store, gasoline station, waivers for reduced setbacks, alternative driveway geometrics, and a design review for modifications to a previously approved shopping center	Approved by BCC	August 2020
ET-20-400034 (ZC-18-0118)	First extension of time for a shopping center and increased finished grade	Approved by BCC	June 2020
ZC-18-0640	Reclassified the site to C-2 zoning	Withdrawn	November 2018
ZC-18-0118	Reclassified the site from H-2 to C-1 zoning for a shopping center and increased finished grade	Approved by BCC	April 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Residential High (8 to 18 du/ac)	R-3	Compact lot & single family residential
South	Commercial Neighborhood & Major Development Project (Mountain's Edge) - Medium Residential (up to 18 du/ac)	H-2 & R-3	Undeveloped & partially constructed condominium development
West	Commercial General	C-2	Shopping center

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 Comprehensive 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.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: MEQ-BD & D II, LLC

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