

06/01/21 PC AGENDA SHEET

EASEMENTS/RIGHT-OF-WAY
(TITLE 30)

DURANGO DR/PATRICK LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0177-DURANGO 5, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Durango Drive and Bonita Vista Street (alignment) and between Patrick Lane and Oquendo Road and a portion of right-of-way being Durango Drive (driveway) located between Oquendo Road and Patrick Lane within Spring Valley (description on file). JJ/jor/jo (For possible action)

RELATED INFORMATION:

APN:

163-32-613-002

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

The site plan depicts a previously approved commercial complex on the west side of Durango Drive and the north side of Patrick Lane. The subject parcel is located on the northern end of the complex. There is an existing 15 foot wide private drainage easement that runs diagonally from the northeast corner of the parcel to the southwest corner of the site. In addition, there is an existing driveway right-of-way on the northeast corner of the site on the west side of Durango Drive. The existing driveway right-of-way and the drainage easement are no longer needed for the previously approved commercial complex.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0070	Allowed a reduction in the required landscaping along an arterial street (Durango Drive), reduced driveway throat depth, with a design review for alternative parking lot landscaping (diamond shaped landscape planters), and for a proposed commercial complex	Approved by BCC	April 2021
DR-0157-08	Shopping center for northern most and southern most parcel - expired	Approved by BCC	March 2008
VS-0159-08	Vacated a portion of right-of-way being Durango Drive - expired	Approved by BCC	March 2008

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1679-04 (ET-0313-07)	Second extension of time to commence increased building height and a design review for a proposed office and retail center - expired	Approved by BCC	October 2004
WS-1679-04 (ET-0324-06)	First extension of time to commence increased building height and a design review for a proposed office and retail center - expired	Approved by BCC	December 2006
WS-1679-04	Increased building height and design review for an office and retail center - expired	Approved by BCC	October 2004
UC-0716-03	Outside dining and drinking with a proposed tavern; waived conditions for WC-0356-00 requiring a design review as a public hearing on final plans with landscaping to be addressed for the north property line per Figure 30.64-11 (without wall); and waived conditions for ZC-0187-99 requiring B-1 landscaping along street frontages; design review for the site *APN: 163-32-613-003 (South of subject parcel)	Approved by BCC	June 2003
TM-0253-02	1 lot commercial subdivision	Approved by PC	August 2002
VS-0431-01	Vacated a portion of right-of-way being Ponderosa Way (30 feet), and 33 foot wide patent easements - recorded	Approved by PC	June 2001
ZC-1185-97 (WC-0136-01)	Waived a condition of a zone change requiring a 30 foot dedication on Ponderosa Way in conjunction with a proposed office complex	Approved by BCC	May 2001
ZC-0187-99 (WC-0356-00)	Waived conditions of a zone change for 1) design review as a public hearing for subject parcel and parcel to the west to be heard at one time; 2) recording reciprocal cross-access and parking agreement with parcel to the west; 3) providing a 15 foot A-2 landscaped area long the north property line; 7) 30 foot dedication of Ponderosa Way - approved subject to design review as a public hearing on final plans with landscaping per Figure 30.64-11 (without wall) for north property line	Approved by BCC	November 2000
ZC-0187-99	Reclassified 5 acres (eastern half of the original 10 acres) from C-1 to C-2 zoning; C-2 zoning was restricted only to the northwest corner of Durango Drive and Patrick Lane, approximately 2.7 acres	Approved by BCC	May 1999

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1185-97	Reclassified 10 acres from R-E to C-1 zoning for an office complex consisting of 11 buildings, with landscaping conditions to include maximum buffering for the north property line based on Title 29 requirements	Approved by BCC	August 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Undeveloped
South	Commercial General	C-1 & C-2	Restaurant & undeveloped
East	Office and Professional	C-P	Office complex
West	Commercial General	C-1	Mountains Edge Hospital

Related Applications

Application Number	Request
UC-21-0176	A use permit for a liquor store is a related 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 the drainage easement and right-of-way 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

- Drainage study and compliance;
- 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: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: DURANGO 5 LLC

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