

06/01/21 PC AGENDA SHEET

EASEMENTS/RIGHTS-OF-WAY
(TITLE 30)

DUCK CREEK CHANNEL/DENNING ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-21-0180-RAWHIDE HOLDINGS, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Duck Creek Flood Control Channel and US 95, and between Denning Street and Morris Street, and a portion of a right-of-way being Denning Street (alignment) located between Duck Creek Flood Control Channel and US 95 within Whitney (description on file). JG/rk/jo (For possible action)

RELATED INFORMATION:

APN:

161-28-401-009; 161-28-401-010; 161-28-801-001

LAND USE PLAN:

WHITNEY - RESIDENTIAL URBAN CENTER (FROM 18 DU/AC TO 32 DU/AC)

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of the following: 1) various patent easements that traverse the site; and 2) a 30 foot wide, 1,050 foot long, portion of Denning Street (alignment). The applicant indicates these easements and rights-of-way are no longer necessary for the proposed development or surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-0287-09	Conversion of the east face of an existing off-premises sign (billboard) to digital	Approved by ZA	April 2009
NZC-1314-03	Reclassified this site to R-4 zoning for an apartment complex	Withdrawn	January 2004
UC-1468-02	Two proposed off-premises signs	Approved by BCC	February 2003
ZC-1842-00	Reclassified a portion of this site to M-D zoning for an office warehouse project	Approved by BCC	January 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North*	Residential Medium (3 du/ac to 14 du/ac) & Business and Design/Research Park	RUD & R-E	Single family residential & undeveloped
South*	Commercial General	C-2	RV sales & repair facility
East	Heavy Industrial	M-1 & M-2	Nevada power substation & public utility structures
West	Residential Urban Center (18 du/ac to 32 du/ac)	R-4	Multiple family complex

*Immediately to the north is the Duck Creek Flood Control Channel & Immediately to the south is US 95.

Related Applications

Application Number	Request
NZC-21-0179	Nonconforming zone change to reclassify 21.2 acres to an M-D zone for an RV storage and mini-warehouse is a companion item on this agenda.
TM-21-500043	Tentative map for a commercial subdivision 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 and right-of-way 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 July 7, 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 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 shall not record prior to the submittal of building permits for the project approved by NZC-21-0179;
- Right-of-way dedication to include 54 feet for Rawhide Street with a County approved turnaround;
- Vacation to be recordable prior to applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARIANNA HUNNICUTT

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